



County of Los Angeles **CHIEF EXECUTIVE OFFICE**

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WILLIAM T FUJIOKA
Chief Executive Officer

March 4, 2008

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**PROPOSITION 218 – PETITION TO ESTABLISH THE
SAN PEDRO PROPERTY BUSINESS IMPROVEMENT DISTRICT
IN THE CITY OF LOS ANGELES
(FOURTH DISTRICT) (3 VOTES)**

IT IS RECOMMENDED THAT YOUR BOARD:

Support the community based effort to establish a proposed new Historic Waterfront District (San Pedro) Property Business Improvement District (PBID) in the City of Los Angeles (City) to provide various maintenance, sanitation, beautification, communication, and marketing services and economic development programs and coordinate homeless services within the PBID at an annual cost to the County of approximately \$19,500, and direct the Chief Executive Officer (CEO) to submit the petition in support of establishing the PBID; and direct the CEO to cast any subsequent ballots in support of the property assessments.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Support of the proposed new PBID will allow enhanced services and activities, including maintenance, beautification, marketing, homeless services coordination, economic growth and advocacy administration that will contribute to the revitalization of the San Pedro Historic Waterfront area.

The proposed PBID includes the County-owned San Pedro Courthouse and Parking Lot located at 505 South Centre Street, and Public Health-South Bay District Environmental Health/Harbor Free Clinic located at 122 West 8th Street, San Pedro.

Board of Supervisors
GLORIA MOLINA
First District

YVONNE B. BURKE
Second District

ZEV YAROSLAVSKY
Third District

DON KNABE
Fourth District

MICHAEL D. ANTONOVICH
Fifth District

IMPLEMENTATION OF STRATEGIC PLAN GOALS

The Countywide Strategic Plan directs that we ensure the quality of life through community services that meet the needs of the specific community (Goal 6) and enhance community beautification and well-being of all residents. Support for the benefit assessments against these County properties to increase servicing and maintenance of public common areas and street frontage fills an identified need and supports these strategies.

FISCAL IMPACT/FINANCING

Should the establishment of the proposed new PBID be successful, the total assessment for the PBID beginning in calendar year 2008 is estimated to be \$995,868. The total annual assessments on the two County properties will be approximately \$19,500. This cost will be paid by the Rent Expense budget and charged to the occupying departments with the exception of the \$11,508 assessment on the Superior Court's space, which will be absorbed by the Rent Expense budget. Sufficient funding will be included in the proposed Fiscal Year (FY) 2008-09 budget to service the required appropriations.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

As a result of the passage of Proposition 218, property owned by government agencies, including Los Angeles County, became subject to assessment by various County and non-County assessment districts on July 1, 1997. The County, like other property owners, is able to cast ballots supporting or opposing the assessments and its ballots will be weighted to reflect its proportionate share of the total assessment. Publicly owned properties are not exempt from the assessment unless the parcels receive no special benefit. The assessing agency cannot increase an assessment or impose a new assessment if a majority of the ballots returned opposes the proposed assessment.

Local property owners are seeking to petition the Los Angeles City Council to commence proceeding to secure property owner approval for the establishment of the PBID.

The method of assessment is determined by gross square footage of non-residential structures, plus gross square footage of lot size.

The Honorable Board of Supervisors
March 4, 2008
Page 3

The Chief Executive Office has determined that the services to be financed by the PBID will be of sufficient benefit to warrant your Board's support, and therefore, recommends that you direct the CEO to complete the petition as supporting the assessments and direct the CEO to cast any subsequent ballots in support of the property assessments.

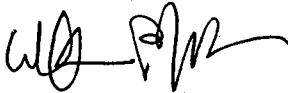
IMPACT ON CURRENT SERVICES (OR PROJECTS)

Support for this benefit assessment will make possible the revitalization of the Historic Waterfront area of San Pedro by providing maintenance, sanitation, and beautification services, economic development programs, and coordination of homeless services.

CONCLUSION

It is requested that the Executive Officer, Board of Supervisors, return the adopted stamped Board letter to the Chief Executive Office, Real Estate Division, 222 South Hill Street, 4th Floor, Los Angeles, CA 90012.

Respectfully submitted,



WILLIAM T FUJIOKA
Chief Executive Officer

WTF:DL:JSE
WLD:RC:ns

Attachment

c: County Counsel
Auditor-Controller
Los Angeles Superior Court
Department of Public Health

SanPedroPBID2008FinalBdLtr

ATTACHMENT A

**CITY OF LOS ANGELES (SAN PEDRO AREA)
PROPERTY BUSINESS IMPROVEMENT DISTRICT
(CALENDAR YEAR 2008)**

<u>COUNTY-OWNED FACILITIES</u>	<u>ASSESSMENT FEE</u>
1. APN 7455-013-901 SAN PEDRO COURTHOUSE 505 SOUTH CENTRE STREET, SAN PEDRO 90731	\$14,065.27
2. APN 7455-025-904 PUBLIC HEALTH-SOUTH BAY ENVIRONMENTAL HEALTH/HARBOR FREE CLINIC 122 WEST 8 th STREET, SAN PEDRO 90731	5,426.39
	<hr/> \$19,491.66

ATTACHMENT B
SAN PEDRO PBID 2008

DEPARTMENT COSTS (2008)

075	BOARD OF SUPERVISORS	1,353	2.10%	\$ 409.32
185	DA-ADMINISTRATION	2,114	3.28	639.33
300	HS-ADMINISTRATION	4,166	6.46	1,259.16
310	HS-PUBLIC HEALTH PROGRAMS & SERVICES	10,084	15.64	3,048.50
728	SHERIFF-COURT SERVICES	8,313	12.89	2,512.47
770	SUPERIOR COURT-SOUTH DISTRICT	38,056	59.04	11,507.88
835	LOS ANGELES POLICE DEPT	<u>379</u>	<u>0.59</u>	<u>115.00</u>
		64,465	100	\$19,491.66

**PROPERTY OWNER PETITION
FORMATION OF THE HISTORIC WATERFRONT DISTRICT (SAN PEDRO)
PROPERTY BUSINESS IMPROVEMENT DISTRICT**

The San Pedro Property Owners Alliance, a group of property and business owners with business interests in the San Pedro area of Los Angeles, CA, has proposed to form a new Historic Waterfront District (San Pedro) Property Business Improvement District for a five year period beginning January 1, 2008. In order for the City of Los Angeles to levy the special benefit assessment that funds the District, the City Council must conduct formation proceedings. The Council can only commence these proceedings if it receives petitions from the property owners who will pay more than 50 percent of the proposed assessment. By executing this petition, a property owner requests that the City Council commence formation proceedings.

Attached to this petition, and incorporated into it by reference, are a map of the District and a summary of the Management District Plan describing the proposed assessment and the services proposed to be funded by the assessment. The complete Management District Plan will be furnished upon request. A copy of the Management District Plan may be obtained at the offices of the Chamber of Commerce, Eric Eisenberg, Chair, located at 390 West 7th Street San Pedro, CA 90731 (310) 832-7272; or, by contacting Donald Duckworth, of Duckworth Consulting, at (626) 355-0041.

PETITION TEXT

Pursuant to Section 36621 of the California Streets and Highways Code, the undersigned property owner hereby petitions the City Council of the City of Los Angeles to form the Historic Waterfront District (San Pedro) Property Business Improvement District for a five-year period beginning January 1, 2008. The undersigned understands that this petition will be executed in counterparts, with each property owner signing a separate copy of the petition.

The undersigned is the owner of the following parcels that will be subject to the proposed assessment, and this petition is submitted with respect to each of these parcels:

Property Address	Assessors Parcel Number	2008 Assessment
505 S. Centre St.	7455-013-901	\$14065.27
122 W. 8 th St.	7455-025-904	\$5426.39

The proposed total assessment for the parcel(s) listed above is: \$19491.66 per year for five years. After the initial year, this amount will be subject to an inflation adjustment that will not exceed three percent per year.

The undersigned certifies under penalty of perjury under the laws of the State of California that he/she is authorized to execute this Petition and that the foregoing is true and correct:

Name: L A CO CAPITAL ASSET LEA [Printed Name of Owner]

By: _____ [Signature]

_____ [Printed Name of Person Signing Petition]

_____ [Title of Person Signing Petition]

_____ [Date]

Attachment A

Summary of Management District Plan

The Management District Plan proposes the levy of an annual assessment against each parcel in the District for five full fiscal years. The first assessment will be for services provided beginning January 1, 2008 and ending December 31, 2012 and will be billed by the Office of the City Clerk. Assessments for subsequent fiscal years through December 31, 2012 will be collected on the Los Angeles County Tax roll in the same manner as the general property taxes.

Each parcel will be assessed \$0.0771 per square foot of residential improvement size and \$0.1542 per square foot of non-residential improvement size located West of Harbor Boulevard, and \$0.0771 per square foot of non-residential improvement size located East of Harbor Boulevard. In addition, each parcel will be assessed \$0.1083 per square foot of lot size located West of Harbor Boulevard and \$0.0542 per square foot of lot size located East of Harbor Boulevard. The assessment may be adjusted annually to reflect changes in the Consumer Price Index (CPI) for Los Angeles-Orange-Riverside for All Urban Consumers at a rate not to exceed three percent (3%).

The proposed District will fund improvements and activities authorized under the Law. Specifically, the District will provide services in the following categories: (a). visitor & tourist ambassador service; (b). maintenance, sanitation, & beautification; (c). marketing, promotions, and waterfront special events; (d). new business attraction for downtown & waterfront; (e). homeless services coordination; and, (f). policy development, district management, and administration. The District will not duplicate services otherwise provided by any other public or private entity and will only provide services that would be unavailable but for the District.

The total maximum PBID operations budget beginning with its formal adoption in 2008 will be based on \$995,868 per year. No bonds will be issued in connection with the District.

Please refer to the full Management District Plan for a more complete description of the District, the assessment, and the proposed plan of services.

**HISTORIC WATERFRONT
DISTRICT
(SAN PEDRO)
PROPERTY BUSINESS
IMPROVEMENT DISTRICT

MANAGEMENT DISTRICT
PLAN**

*Prepared November 2007 pursuant to the State of California
Property and Business Improvement District Law of 1994
to adopt a Management District in the San Pedro area , a community within the
City of Los Angeles
By the
San Pedro Property Owner's Alliance
and
Duckworth Consulting, Its Consultants*

**Historic Waterfront District
(San Pedro)
Property Business Improvement District
Management District Plan**

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ATTACHMENT 1: PBID Property Information & 2008 Assessments

ATTACHMENT 2: Proposition 218 Engineer's Report

I. INTRODUCTION TO THIS MANAGEMENT DISTRICT PLAN

The Property and Business Improvement District Law of 1994 (Streets & Highways Code Section 36600 *et seq*) (the “Law”) authorizes the City of Los Angeles to establish property and business improvement districts (“PBIDs”).

This document is the Management District Plan required by Section 36622 of the Law with respect to the proposed Historic Waterfront District (San Pedro) Property Business Improvement District in the City of Los Angeles.

II. OVERVIEW OF THE HISTORIC WATERFRONT DISTRICT (SAN PEDRO) PROPERTY BUSINESS IMPROVEMENT DISTRICT

A growing coalition of property and business owners and members of the community, have proposed the formation of the Historic Waterfront District (San Pedro) Property Business Improvement District, a new district, in order to provide improvements and services that revitalize and enhance the historic downtown San Pedro area, an essential commercial core of the City of Los Angeles.

Name: “Historic Waterfront District (San Pedro) Property Business Improvement District” (hereinafter “PBID” or “District”).

Location: The proposed District is located in the Historic Waterfront District and downtown area of San Pedro, a community of the City of Los Angeles. The central part of the District is bordered on the North by 3rd Street, and on the South, generally, by 9th Street. It is bordered on the East by the Los Angeles Harbor, and on the West by the alley West of Pacific Avenue. Additionally, towards the waterfront, the District extends to the South of this central area. This Southern portion of the District extends generally to 14th Street from Beacon Street to the waterfront. The District includes Port of Los Angeles parcels East of Harbor Drive extending from roughly 3rd Street to the North to roughly 15th Street to the South. This description of the District constitutes a general summary of the comprehensive map presented in Section III. “Business Improvement District Boundaries” of this document. Please refer to that map for an exact depiction of the District’s boundaries.

Services: The proposed District will fund improvements and activities authorized under the Law. Specifically, the District will provide services in the following categories: (a). visitor & tourist ambassador service; (b). maintenance, sanitation, & beautification; (c). marketing, promotions, and waterfront special events; (d). new business attraction for downtown & waterfront; (e). homeless services coordination; and, (f). policy development, district management, and administration.

Please see Section IV. “Proposed PBID Service Plan” of this document for a more detailed description of the services, improvements and activities planned for the District.

Method of
Financing:

The services will be funded through an assessment placed on real property benefiting from the services. Generally, each parcel will be assessed \$0.0771 per square foot of residential improvement size and \$0.1542 per square foot of non-residential improvement size located West of Harbor Boulevard, and \$0.0771 per square foot of non-residential improvement size located East of Harbor Boulevard. In addition, each parcel will be assessed \$0.1083 per square foot of lot size located West of Harbor Boulevard and \$0.0542 per square foot of lot size located East of Harbor

Boulevard. The assessment may be adjusted annually to reflect changes in the Consumer Price Index (CPI) for Los Angeles-Orange-Riverside for All Urban Consumers at a rate not to exceed three percent (3%). In conjunction with required annual proceedings, the Owners' Association will notify the City of Los Angeles of any proposed CPI adjustment.

The Office of the City Clerk will bill assessments for the Fiscal Year beginning January 1, 2008 and ending December 31, 2008. Uncollected assessments for that period and assessments for subsequent fiscal years, ending December 31, 2012 will be collected at the same time and in the same manner as ad valorem taxes paid to the County of Los Angeles.

Please see Section V. "Proposed PBID Assessment Formula" of this document for additional details.

- Budget:** The proposed District budget for the first year of operation is approximately \$995,868 and is included in Section IV. "Proposed PBID Service Plan" of this document.
- Bonds:** No bonds will be issued in connection with the District.
- City Services:** The City of Los Angeles will continue its practice of providing municipal services within the proposed District at their present levels, or at such modified levels as may be established in the future, irrespective of District formation. Existing City services will not be replaced or duplicated by new District services.
- Duration:** As required by the Law, the District will have a set term of five (5) years. The District's term will begin on January 1, 2008 through and including December 31, 2012. At the end of this period, the District may be renewed as permitted by law.

III. BUSINESS IMPROVEMENT DISTRICT BOUNDARIES

The Historic Waterfront District (San Pedro) Property Business Improvement District is the traditional downtown area of San Pedro. The central part of the District is bordered on the North by 3rd Street, and on the South, generally, by 9th Street. It is bordered on the East by the Los Angeles Harbor, and on the West by the alley West of Pacific Avenue.

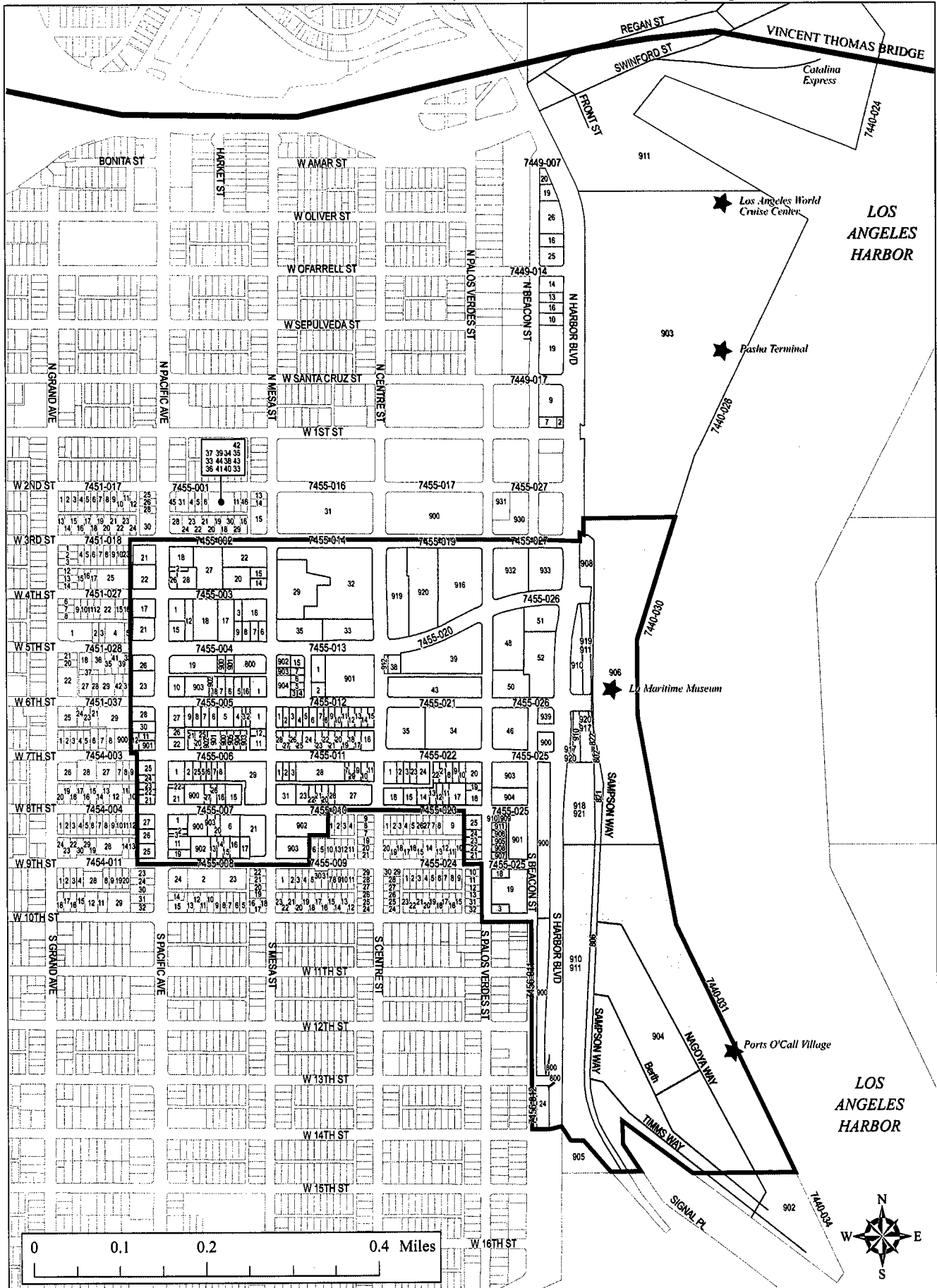
Additionally, towards the waterfront, the District extends to the South of this central area. This Southern extension is generally to 14th Street from Beacon Street to the waterfront. The District includes Port of Los Angeles parcels East of Harbor Drive extending from roughly 3rd Street to the North to roughly 15th Street to the South. The exact boundaries of the District are shown on the following map. Additional information regarding these boundaries, and a list of each included parcel, is provided in the Engineer's Report for the District, which is incorporated herein by reference, and included as Attachment 2 of this document.

As a supplement to the referenced District map, the boundaries of the proposed District can be described as follows:

- **Northern Boundary**
Beginning at the intersection of the alley West of Pacific Avenue and 3rd Street, East along 3rd Street to its intersection with Harbor Boulevard, then East along the border Northern boundary of Parcel #7440-026-906, to the Los Angeles Harbor.
- **Eastern Boundary**
Beginning near at the Northeast corner of Parcel #7440-030-906, South along the Los Angeles Harbor shoreline to the Southern boundary of Parcel # 7440-031-904.
- **Southern Boundary**
Beginning at the Southeast corner of Parcel #7440-031-904, West along the Southern Boundaries of Parcels #7440-031-904 and # 7440-031-806 and along the Northern Boundary of Parcel #7440-031-905 (a recreational complex that is not a part of the District) to the intersection of Harbor Boulevard and 14th Street. Then West along the extension of 14th Street to Beacon Street. Then North along S. Beacon Street to 10th Street, then West along 10th to its intersection with S. Palos Verdes Street, then North along S. Palos Verdes Street to its intersection with 9th Street, then West along 9th Street to its intersection with the alley West of parcels # 7455-023-021 through -025, then North along that alley to 8th Street, then West along 8th Street to the Eastern boundary of parcel #7455-010-902, then South along the Eastern Boundary of that parcel and the Eastern Boundary of parcel #7455-010-903 to its intersection with 9th Street, then West along 9th Street to its intersection with the alley West of S. Pacific Avenue.
- **Western Boundary**
Beginning at the intersection of the alley West of Pacific Avenue and 9th Street, North along that alley to its intersection with 3rd Street.

Insert Map of District Boundaries

Historic Waterfront District (San Pedro) PBID Boundary Map



IV. PROPOSED PBID SERVICE PLAN – 2008 THROUGH 2012

The District will provide the following services to the extent consistent with the provisions of the Law: (a). visitor & tourist ambassador service; (b). maintenance, sanitation, & beautification; (c). marketing, promotions, & waterfront special events; (d). new business attraction for downtown & waterfront; (e). homeless services coordination; and, (f). policy development, district management, and administration. These services and a multi-year budget for them are described in greater detail below.

The Urban Land Institute (ULI) Advisory Services Panel sowed seeds for the proposed PBID Service Plan in 2002 that was cosponsored by the City of Los Angeles Harbor Department, the City of Los Angeles Community Redevelopment Agency, and the San Pedro Peninsula Chamber of Commerce. Consequently, while each of the services to be provided by the PBID is designed to provide a special benefit to District property owners, each service is also imbued with the Panel's recommendations and core mission "of reconnecting the community with its waterfront." The Panel Report recommended, "reviving the BID with an urgent need to expand its scope and to include all stakeholders at the table." The scope of the BID should be expanded "to include the waterfront development area and a marketing program to handle the branding of San Pedro. The BID should also perform traditional tasks – street cleaning, trash removal, lighting, enhanced public safety, signage, and physical maintenance."

The District will operate on a fiscal year that begins on January 1 and ends on December 31 of each calendar year. In years in which annual District assessments do not fully fund all of its costs, funds from its contingency and cash flow reserves may be budgeted to close the gap. The contingency and cash flow reserve is a fund maintained to smooth the timing lag between the time that the District incurs costs and the time that it receives funds. Also, the District may carry forward uncompleted projects or unexpended assessment revenues within established line item categories from prior fiscal years in order to most effectively and efficiently manage its operations. Carryover funds may also be re-budgeted for subsequent fiscal years for any approved District improvements and activities.

The Owners' Association may reallocate up to ten percent (10%) of the total budget amount established for each budget category subject to the review and approval of the City of Los Angeles. Accumulated interest or delinquent assessment payments may be expended for any District purpose.

The following are the key expenditure areas of the service plan and budget:

A. VISITOR & TOURIST AMBASSADOR SERVICE

The ambassador service will assist, customers, visitors, tourists, tenants, and residents by answering questions, providing directions and referrals, and distributing maps and information about the downtown San Pedro and waterfront area. The ambassadors' service will promote commercial and recreational opportunities that are provided on public agency and privately owned properties throughout the District boundaries. The ambassadors' presence is intended to create and enhance visitor perceptions of comfort and safety. This role, which is

not currently being performed, is intended to serve as a catalyst for establishing new vehicle and pedestrian traffic patterns / linkages that form the essence of the long sought after goal of realizing a true downtown San Pedro / waterfront connection, as recommended in the 2002 ULI Report. These new transportation linkages will connect the waterfront and the traditional downtown San Pedro. The PBID intends to establish a shuttle transit service between, the Maritime Museum, Ports O'Call Village, and locations within Downtown San Pedro that operates more frequently or on a schedule not served by the existing Red Car, which operates only four (4) days per week. Lastly, the uniformed ambassadors will also augment the "eyes and ears" of the Los Angeles Police Department and the Port Police Department; their presence will prevent, deter, and report illegal activities and be in concert with those law enforcement agencies.

Visitor ambassadors / guides may staff prominently located kiosks to be established in the future, or rove throughout the District on foot, bicycle, or, possibly, by vehicle. Actual shift scheduling and/or demand response availability of ambassador personnel will be varied in order to meet the demands of the District and to achieve cost-effectiveness. This practice will allow for cost savings when service needs were not present.

For the purpose of establishing a budget estimate for this service, two (2), two (2) person, un-armed contract employee teams (similar to those employed in the downtown City of Long Beach BID area) were programmed on a 16 hour / 7 day per week shift schedule. Any equivalent alternative schedule could also be established within the budget level. For example, a four (4)-person team could be programmed on an 8 hour / 7 day per week shift schedule if that were determined to be preferable.

This activity will only be provided within the District boundaries and will create a special benefit to the assessed parcels by virtue of increasing pedestrian and automobile traffic within the Historic Waterfront District (San Pedro) PBID area, thus increasing commerce, and attracting and retaining new businesses within the area.

B. MAINTENANCE, SANITATION, & BEAUTIFICATION

Maintenance services may be managed and/or provided by either staff working for the PBID's management organization, or by a contractor(s) to the PBID, or a combination of both. These programs will seek to establish a uniform standard of operation, maintenance, cleanliness, and beauty throughout the entire Historic Waterfront District (San Pedro) PBID area thereby unifying the waterfront and downtown San Pedro. Maintenance activities may include, but not necessarily be limited to, the following: sidewalk sweeping; sidewalk pressure washing; street sweeping, porter service, graffiti removal; street litter and bulky item pick-up; maintenance of bus shelters and bus stops; irrigation, operation, and maintenance of landscaping, trees, art, lighting, and other streetscape improvements; and, utility services. These maintenance services will be provided on rights of way, parkways, and medians surrounding the Maritime Museum, and the Ports O'Call

Village; and, rights of way, parkways, medians, easements, and parking lots within the downtown San Pedro commercial area. (Additional maintenance along the rights of way for North Harbor Drive, a gateway into the Waterfront District for, customers, visitors, tourists, tenants, and residents, is needed and will be provided.) Subject to an agreement between the PBID and Port of Los Angeles, maintenance services could also be provided along the Bridge to Breakwater Promenade and within Port parking lots either on an on-going or special event basis. Neither the City of Los Angeles nor the Port of Los Angeles is currently conducting any of the described maintenance services. District maintenance activities will also enable the conduct of special Waterfront District events, which can characterize a real downtown / waterfront connection (i.e. possible tall ship or lobster festival festivities, for example) through support of the maintenance burden of conducting such events. For the purpose of establishing budget estimates, a proposal for some costs and comparable cost experience of other business improvement districts has been applied to the Historic Waterfront District (San Pedro) PBID area.

The District will endeavor to leverage public agency and private funds, as well as using its own budget, to install landscaping and beautification improvements throughout the District. The District may provide funding for urban design planning, grant preparation, matching funds, or other efforts to accomplish streetscape and/or landscape improvements and/or beautification.

The described maintenance activities will only be provided within the District boundaries and will create a special benefit to the assessed parcels by virtue of increased pedestrian and automobile traffic within the Historic Waterfront District (San Pedro) PBID area, which will increase commerce, and attract and retain new businesses within the PBID area.

C. MARKETING, PROMOTIONS, & WATERFRONT SPECIAL EVENTS

Marketing, promotions events, signing, and public relations initiatives will develop a Historic Waterfront District (San Pedro) PBID area brand identity that joins the historic downtown and the waterfront, similar, perhaps, to the manner of Pike's Place Market in Seattle. Particular activities would focus on waterfront attractions, tourism, weekend and holiday special events, and expanded recreational pursuits. Events and activities would be planned and conducted along the waterfront, adjacent parking lots, and streets, and throughout the downtown San Pedro area. Other initiatives may include, but are not limited to, street tree "twinkle lighting," holiday decorations, street lights and banners, website development and operation, a newsletter, graphics program development, branding and marketing program development, printing and advertising, public relations activities, special events / activities, advertisements, placement of promotional materials in various media, etc. None of the described marketing and promotions activities are currently being provided in any kind of a centrally orchestrated, synergistic program designed to convey a positive image of a fully unified downtown waterfront to potential visitors, consumers, tenants and investors. PBID programs will not duplicate any marketing or promotions

currently provided by either the City of Los Angeles or the Port of Los Angeles.

New PBID marketing and promotions efforts will only be provided for assessed properties located within the District's boundaries and will provide a special benefit to those parcels by increasing pedestrian and automobile traffic within the Historic Waterfront District (San Pedro) PBID area, which, in turn will increase commerce, and attract and retain new businesses within the PBID area.

D. NEW BUSINESS ATTRACTION FOR DOWNTOWN & WATERFRONT

The District will undertake efforts to attract and recruit new businesses to the Historic Waterfront District (San Pedro) PBID commercial core and waterfront that will provide new growth for all existing stakeholders and fulfill PBID service needs. The activities of this work program will include, but not be limited to, the preparation of public relations and promotional materials; marketing programs and activities; market and economic analysis, forecasts, and plans; and, targeted outreach. None of the described new business attraction activities are currently being provided in any kind of a centrally orchestrated, synergistic program designed to convey a positive image to consumers and investors of a totally unified downtown waterfront.

New PBID new business attraction efforts will only be provided for assessed properties located within the District's boundaries and will provide a special benefit to those parcels by increasing pedestrian and automobile traffic within the Historic Waterfront District (San Pedro) PBID area, which, in turn will increase commerce, and attract and retain new businesses within the PBID area.

E. HOMELESS SERVICES COORDINATION

To effectively address issues that arise from the large transient and homeless population in the Downtown and waterfront area, the PBID will allocate a portion of its budget to funding homeless services coordination services. Coordination and referral of services that are provided by various social services organizations will improve their effectiveness. The PBID will facilitate the presence of these social services agencies dedicated to assisting the homeless such as those currently populating the various Port of Los Angeles, public agency, and private properties located within the PBID area. The PBID may provide the needed coordination by hiring a coordinator position, or using a contractor, or working through an independent social service agency.

New PBID homeless services coordination efforts will only be provided within the District's boundaries and will provide a special benefit to those parcels by increasing the attractiveness of the Historic Waterfront District (San Pedro) PBID area to customers, visitors, tourists, tenants, and residents, which, in turn will increase commerce, and attract and retain new commerce within the PBID area.

F. POLICY DEVELOPMENT, DISTRICT MANAGEMENT, & ADMINISTRATION

District activities will be managed by a professional manager assisted by centralized administrative support. Management and other positions that may be hired in connection with the District, include, but are not limited to, an executive director, administrative assistant, and/or clerical assistance. These positions may be either District employees or contract service providers at the discretion of the District Board of Directors.

The identified staff support will provide for professional policy development serving District interests on a broad scale. Such efforts to create “co-partnerships” with governmental, non-profit, and private sector organizations will be one of the District’s biggest assets. Knowledgeable and effective participation in the elaborate, rigorous, and political competition for limited resources will produce special benefits for the Historic Waterfront District (San Pedro) PBID area. It will also help propose and develop solutions to PBID area parking, signage, code enforcement, and other issues. None of the described policy development, District management, and administration activities are currently being provided as part of a centrally orchestrated, synergistic program designed to convey a positive image to consumers and investors of a totally unified downtown waterfront.

These professional policy development, District management, and administration activities only exist for PBID purposes and will only address matters within its boundaries. Thus, these efforts will create a special benefit for those parcels within the PBID area.

G. OFFICE, INSURANCE, ACCOUNTING & OTHER

Various District office supply, material, insurance, service, and other necessary expenses are included in this budget category. All of these expense items support the attraction of additional pedestrian and automobile traffic to the PBID area, and constitute a special benefit for the parcels located within its boundaries. None of the described office activities are currently being provided in any kind of a centrally orchestrated, synergistic program designed to convey a positive image to consumers and investors of a totally unified downtown waterfront.

H. UNCOLLECTED ASSESSMENT RESERVE AND CONTINGENCY & CASH FLOW RESERVES

Other expense projected for the PBID include: Uncollected Assessment Reserves estimated at five percent (5%) of the total budget; and, Contingency and Cash Flow Reserves estimated at three percent (3%) of the total budget. Funds in this category will only be expended for purposes occurring within the PBID boundaries and therefore constitute a “special benefit” to the assessed parcels within the PBID.

INSERT BUDGET SERVICE PLAN

V. PROPOSED PBID ASSESSMENT FORMULA

Revenues to fund the PBID Service Plan costs will be generated by an annual assessment placed on each parcel in the District. The amount of the assessment placed on each parcel reflects the relative special benefit that parcel will derive from District services.

The annual rate of the assessment upon each parcel in the District, for the assessment's initial fiscal year, will be \$0.0771 per square foot of residential improvement size, plus \$0.1542 per square foot of non-residential improvement size, plus \$0.1083 per square foot of lot size located West of Harbor Boulevard; plus \$0.0771 per square foot of non-residential improvement size, plus \$0.0542 per square foot of lot size located East of Harbor Boulevard. Assessment rates will be adjusted annually to reflect changes in the Consumer Price Index for Los Angeles-Orange-Riverside for All Urban Consumers, but this adjustment will not exceed three percent (3%) per fiscal year.

No assessment will be levied on any rail right of way parcel in the District that is fenced on both sides, used only for railway and transportation purposes, and not otherwise accessible.

A list of the proposed assessments for each parcel in the District is included in Attachment 1 of this Management District Plan.

For a more complete description of the methodology used to determine these rates, please refer to the Engineer's Report for the District, which is incorporated herein by reference, and included in Attachment 2 of this document.

During the five-year effectiveness of the District, it is likely that some parcels within the District will be developed with additional commercial improvements or will see the demolition of existing improvements. The assessment against such parcels shall be recalculated beginning with the assessment for the first year following the construction or demolition of improvements. The new assessment against such a parcel shall be calculated pursuant to the formula set forth in Step 5 on Page ER-13. Pursuant to Government Code Section 53750(h)(3), such recalculation does not constitute an "increase" of assessment that requires the conduct of a new Proposition 218 ballot proceeding. Such a proceeding will be required if the assessment formula is itself changed.

VI. TIME AND MANNER OF COLLECTING ASSESSMENTS

As provided by State Law, the PBID assessment will appear as a separate line item on the annual property tax bills prepared by the County of Los Angeles. Property tax bills are generally distributed to property owners in the fall and payment is expected by lump sum or two (2) installments. The County of Los Angeles will distribute the collected assessments to the City of Los Angeles, which in turn will forward them to the Owners' Association.

The assessments will be collected at the same time and in the same manner as any ad valorem tax paid the County of Los Angeles. These assessments will have the same lien

priority and penalties for delinquent payments as applicable to ad valorem tax. However, assessments for the first fiscal year's PBID operations may be directly billed by the City of Los Angeles and by the County of Los Angeles for subsequent years. Any delinquent assessments owed for the first year will be added to the property tax roll for the following year. The "property owner" means any person shown as the owner / taxpayer on the last equalized assessment roll or otherwise known to be the owner / taxpayer by the City of Los Angeles.

Laws governing the enforcement of property taxes apply to the PBID assessments.

VII. CONTINUATION OF CITY SERVICES / CITYWIDE BASE LEVELS of SERVICE

Throughout the process of establishing the Historic Waterfront District (San Pedro) PBID, business and property owners have voiced concerns that the City of Los Angeles maintains existing services at "baseline" service levels. The City practice has been to maintain existing municipal services at their present levels, or at such modified levels as may be established in the future, irrespective of PBID formation. Existing City services will be enhanced, not replaced, by new PBID services.

VIII. PUBLICLY OWNED PARCELS

The Law requires that all publicly owned parcels within the District area be assessed as any other parcel similarly situated unless the affected public agency demonstrates by clear and convincing evidence that those publicly owned parcels, in fact, receive no special benefit. The publicly owned parcels and their respective annualized assessment amounts for 2008 are shown below:

PORT OF LOS ANGELES PARCELS (CITY OF LOS ANGELES) 25.43% of total assessments

	APN #	Owner	Total PBID Assessment
1	7440-030-906	L.A. City Harbor Dep't.	\$41,273.66
2	7440-030-908	L.A. City Harbor Dep't.	\$3,633.62
3	7440-031-904	L.A. City Harbor Dep't.	\$88,996.98
4	7455-019-916	L.A. City Harbor Dep't.	\$26,975.06
5	7455-019-919	L.A. City Harbor Dep't.	\$20,650.19
6	7455-019-920	L.A. City Harbor Dep't.	\$41,380.41
7	7455-026-900	L.A. City Harbor Dep't.	\$13,037.32
8	7455-027-932	L.A. City Harbor Dep't.	\$6,842.57
9	7455-027-933	L.A. City Harbor Dep't.	\$10,417.20
		Sub Total	\$253,207.01

CITY OF LOS ANGELES
5.35% of total assessments

	APN #	Owner	Total PBID Assessment
10	7440-030-910	L.A. City	\$2,737.05
11	7440-030-911	L.A. City	\$ 622.92
12	7440-030-917	L.A. City	\$ 680.61
13	7440-030-918	L.A. City	\$0.00*
14	7440-031-910	L.A. City	\$0.00*
15	7456-011-900	L.A. City	\$6,419.74
16	7451-037-901	L.A. City	\$1,499.18
17	7455-004-900	L.A. City	\$622.92
18	7455-004-901	L.A. City	\$622.92
19	7455-004-902	L.A. City	\$202.91
20	7455-004-903	L.A. City	\$4,706.36
21	7455-005-900	L.A. City	\$520.00
22	7455-005-901	L.A. City	\$1,040.11
23	7455-005-902	L.A. City	\$260.00
24	7455-005-903	L.A. City	\$519.57
25	7455-005-904	L.A. City	\$519.57
26	7455-005-905	L.A. City	\$519.57
27	7455-006-900	L.A. City	\$1,625.22
28	7455-007-900	L.A. City	\$1,755.01
29	7455-007-902	L.A. City	\$1,755.01
30	7455-007-903	L.A. City	\$723.89
31	7455-010-902	L.A. City	\$4,558.57
32	7455-010-903	L.A. City	\$5,844.43
33	7455-013-902	L.A. City	\$739.92
34	7455-013-903	L.A. City	\$419.03
35	7455-013-904	L.A. City	\$1,257.65
36	7455-025-900	L.A. City	\$8,276.69
37	7455-025-903	L.A. City	\$3,741.74
38	7455-026-939	L.A. City	\$1,085.39
		Sub Total	\$53,275.96

Parcels marked with an asterix (“*”) are rail right of way parcels that (as described in more detail in the Engineer’s Report) have been determined to receive no special benefit from the project.

COMMUNITY REDEVELOPEMNT AGENCY
(CITY OF LOS ANGELES)
0.03% of total assessments

	APN #	Owner	Total PBID Assessment
39	7455-020-912	CRA/LA	\$283.62
		Sub Total	\$283.62

LOS ANGELES COUNTY
1.96% of total assessments

	APN #	Owner	Total PBID Assessment
40	7455-013-901	LA Co Capital Asset	\$14,065.27
41	7455-025-904	L.A. County	\$5,426.39
		Sub Total	\$19,491.66

U. S. GOVERNMENT
1.75 of total assessments

	APN #	Owner	Total PBID Assessment
42	7455-025-901	U. S. Gov't	\$14,777.81
43	7455-025-905	U. S. Postal Service	\$438.86
44	7455-025-906	U. S. Postal Service	\$438.86
45	7455-025-907	U. S. Postal Service	\$438.86
46	7455-025-908	U. S. Postal Service	\$438.86
47	7455-025-909	U. S. Postal Service	\$221.76
48	7455-025-910	U. S. Postal Service	\$217.10
49	7455-025-911	U. S. Postal Service	\$438.86
		Sub Total	\$17,410.97

TOTAL PUBLIC AGENCY ASSESSMENTS = \$343,669.22
33.51% of total assessments

IX. PROPOSED IMPLEMENTATION TIMETABLE

The following timetable is proposed for the District:

<u>DATE</u>	<u>ACTIVITY</u>
August 2007	Initiate Petition Drive.
August / September	Collect petitions signed by property owners.
October	City Council adopts Resolution of Intention. Notice of Public Hearing and ballot is mailed.
November	Public Hearing and ballot tabulation. Los Angeles City Council adopts Ordinance establishing the PBID.
December	PBID assessments are submitted to Los Angeles City Clerk for collection.
January 2008	Historic Waterfront District PBID begins operations. Owners' Association Board of Directors prepares final implementation plans.

As required by State Law, the new Historic Waterfront District (San Pedro) PBID will have a set term of five (5) years. The District's term will be January 1, 2008 through December 31, 2012. At the end of this period, the District may be renewed as permitted by law. If the District is not renewed or is otherwise terminated for any reason, all unexpended assessment funds will be returned to the City and returned to property owners as required by State Law.

X. DISTRICT GOVERNANCE

State Law establishes a framework for District governance with City Council oversight and local, private sector management as described below:

A. Owners' Association

The City will enter into a contract with a private, non-profit entity designated as an "Owners' Association" to administer and implement services improvements and activities described in the Management District Plan. The Owners' Association may be an existing or newly formed nonprofit entity. The Owners' Association will be a private entity, governed by a Board of Directors and created pursuant to its adopted By-Laws. Notwithstanding this, the Owners' Association will observe the requirements of the Ralph M. Brown Act that establishes standards for public meetings and with the California Public Records Act that establishes standards for maintaining public records concerning District operations. Among its other responsibilities, the Owners' Association will prepare an annual report with respect to the District as required by Section 36650 of the Law.

B. Professional Staff

The Board of Directors of the Owners' Association will employ an Executive Director whose duty it is to implement all of the improvements, activities, and programs; and, to supervise all subordinate District staff on a day-to-day basis. The Executive Director is responsible to the Board of Directors through their policy direction and budgets.

C. Staff Neutrality

The professional staff is charged by the Board of Directors with a mission of performing administrative functions in the most efficient and effective manner possible. At times, District assessment payers may have conflicting needs or desires that may be dependent upon a staff choice or decision. In such circumstances, if the Board of Directors has not clearly provided direction, staff should refer such choices to the Board of Directors for decision.

D. Rules and Regulations

The Owners' Association will establish such rules and regulations, as it deems appropriate for the operation of the PBID. No particular rules and regulations are applied to the PBID by virtue of this Management District Plan.

ATTACHMENT 1:
PBID PROPERTY INFORMATION & 2008 ASSESSMENTS

ATTACHMENT 2:
PROPOSITION 218 ENGINEER'S REPORT

**HISTORIC WATERFRONT
DISTRICT
(SAN PEDRO)
PROPERTY BUSINESS
IMPROVEMENT DISTRICT

ENGINEER'S REPORT**

*Prepared November 2007 pursuant to the State of California
Property and Business Improvement District Law of 1994
to adopt a Management District in the San Pedro area, a community within the
City of Los Angeles*

*By the
Merit Civil Engineers,
Robert Merrell, P.E.
2100 W. Orangewood Avenue, Suite 110
Orange, CA 92868*

ENGINEER'S REPORT

Introduction

This report shall serve as the “detailed engineer’s report” required by Section 4(b) of Article XIID of the California Constitution (Proposition 218) to support the benefit assessments proposed to be levied annually beginning in January 2008 and through and including December 2012 within the proposed Historic Waterfront District (San Pedro) Property Business Improvement District (the “District” or the “PBID”). The assessments levied in connection with this PBID will be levied against parcels of real property, not businesses.

Background

The Historic Waterfront District (San Pedro) is a property-based assessment district being established pursuant to the Property and Business Improvement District Law of 1994 (Streets & Highways Code Section 36600 *et seq.*; the “Law”). The Law authorizes an assessment to fund various services, activities, improvements, and programs, often collectively referred to as “improvements,” provided in connection with a business improvement district. The costs of these improvements are distributed among all parcels benefiting from the improvements based on the proportional benefit each receives from the improvements provided. Only those properties expected to benefit from funded improvements may be assessed.

This Engineer’s Report was prepared in support of the Management District Plan for the District. Reference is made to the Management District Plan (which is incorporated herein by reference) for a more complete description of the improvements to be funded with the proposed assessment.

Proposition 218 Requirements

Article XIID of the California Constitution, approved by the voters in 1996 as Proposition 218, requires that assessment methodologies meet certain requirements. Key provisions of Proposition 218 together with a description of how the Historic Waterfront District (San Pedro) District complies with each are described below.

Finding 1: “Identify all parcels which have a special benefit conferred upon them and upon which an assessment will be imposed” (From Section 4(a)).

There are 244 identified parcels within the Historic Waterfront District (San Pedro) PBID that will specially benefit from the proposed PBID services, activities, improvements, or programs. These parcels are shown on the boundary map of the District contained within the Management District Plan, and listed in an attachment to the Management District

Plan and this Engineer's Report. This list identifies these parcels by Assessor's Parcel Number ("APN"), property owner name, and site address.

Parcels were identified for inclusion based upon their location. The purpose of the proposed PBID is to provide services to parcels in the Historic Waterfront District, the traditional San Pedro downtown area.

The proposed District is located in the Historic Waterfront District and downtown area of San Pedro, a community of the City of Los Angeles. The central part of the District is bordered on the North by 3rd Street, and on the South, generally, by 9th Street. It is bordered on the East by the Los Angeles Harbor, and on the West by the alley behind Pacific Avenue. Additionally, towards the waterfront, the District extends to the South of this central area. This Southern portion of the District extends generally to 14th Street from Beacon Street to the waterfront. The District includes Port of Los Angeles parcels East of Harbor Drive extending from roughly 3rd Street to the North to roughly 15th Street to the South. For exact boundaries of the District, please refer to the boundary map of the District. Parcels zoned solely for residential use are excluded from the District because, pursuant to Section 36632(c) of the Law, they are deemed not to benefit from PBID activities. Similarly, parcels actually improved only with a single-family residence are excluded from the District.

In order to ensure that parcels outside of the District will not specially benefit from the improvements and services funded with the assessment, improvements and services will only be provided within the boundaries of the District. Specifically, security patrols, landscaping staff, maintenance / sanitation personnel, and similar service providers employed in connection with the District will only patrol and provide services on the streets and sidewalks within the District, and will not provide services outside of District boundaries. Similarly, the District will not fund new landscaping, street furniture or streetscape improvements outside of the boundaries of the District, nor will District promotional efforts promote activities outside of District boundaries. All District programs are intended to promote commercial vitality within the District and to attract and retain new business within the District.

Parcels outside of the District that are in residential use will not specially benefit from District services and improvements because services and improvements will not be provided on the street or sidewalk fronting such parcels. Therefore, these residential parcels will be physically remote from the services — patrols will not go in front of such parcels and maintenance / sanitation crews will not clean in front of such parcels. Furthermore, homes, apartments and other structures solely used as residences, and outside of the commercial area encompassed by the District, will not specially benefit from the marketing and policy-making services that will be geared towards the commercial use parcels within the Historic Waterfront District (San Pedro) PBID. These services will be marketing the office and retail opportunities in the commercial district, not the residential opportunities outside of it. Additionally, the Law conclusively presumes that parcels zoned solely for residential use receive no special benefit from programs and services funded under the Law.

Parcels outside of the District that are in commercial, community service, or parkway landscape use will not specially benefit from District services and improvements because services and improvements will not be provided on the street or sidewalk fronting such parcels. Therefore, these commercial, community service, or parkway landscape parcels will be physically remote from the services — patrols will not go in front of such parcels and maintenance / sanitation crews will not clean in front of such parcels. These commercial, community service, or parkway landscape parcels are best understood as parts of other commercial or residential districts that surround the Historic Waterfront District (San Pedro) PBID area, not as part of this District. Moreover, PBID area marketing and policy making services will provide no special benefits to these parcels because such services: (i) will be geared towards the commercial use parcels within the Historic Waterfront District (San Pedro) PBID, (ii) will attempt to create an identity for that PBID, and (iii) will not directly reference or promote the distinct, surrounding, neighborhoods, and commercial strips.

The following narrative explains how specific boundary locations were determined. All references to “APN” are to Los Angeles County Assessor’s Parcel Numbers of public record.

Northern Boundary

- The Northern boundary of the PBID along 3rd Street, West of Harbor Boulevard was selected to include all commercial and multi-family residential zoned properties located within the San Pedro commercial core, and to exclude the residential community to the North of the commercial core. The parcels located North of 3rd Street, which are excluded from the District, are generally zoned LARD1.5, low density residential, and are devoted to such use, or to a church use. Only Three parcels located North of 3rd Street are not residentially zoned: one is vacant; a second is a fast food, automobile related restaurant; and a third is a neighborhood commercial use. Each of these parcels is an isolated business that serves the surrounding residential neighborhoods, and is not a part of the San Pedro commercial core area. No services will be provided North of the District’s Boundaries.
- The Northern boundary of the PBID East of Harbor Boulevard was selected because the included parcels, while a portion of the Port of Los Angeles, are immediately adjacent to the core area of the PBID, abut a portion of Harbor Blvd. that will be a focus of District activities, and local attractions such as the Maritime Museum and Ports O’Call that can be expected to share a visitor base and user base with the core commercial area. By contrast, port parcels to the North of the District boundary are physically remote from areas where services will be provided, are more industrial in character, and include facilities, such as the cruise ship terminal and the Catalina Express terminal that are more akin to “park and ride” transportation facilities than destinations that are likely to share visits with the downtown core. No services will be provided North of the

District's Boundaries.

Eastern Boundary

- The Eastern boundary of the PBID is Los Angeles Harbor. All land to the East of the District is separated from the District by this navigable waterway. The water's edge is a physical boundary, beyond which no PBID services will be provided.

Southern Boundary

- The Southern boundary of the PBID to the East of Harbor Blvd. was selected to include all parcels that are a part of the Port of Los Angeles, except APN 7440-034-902, which is a gated, fenced, and publicly inaccessible private tank farm that is remote from the San Pedro Commercial Core. APN 7440-031-905 was excluded because it is at a different elevation from both the other sea level Port properties and the San Pedro downtown commercial properties, making the parcel relatively inaccessible and spatially distant from the territory served by the PBID. Moreover, that parcel is in community recreational use as a baseball field and garden and will not specially benefit from the commercially oriented District services. Parcels further to the South are un-developable bluff side properties or are separated from the District by the Los Angeles Harbor. No services will be provided South of the District's Boundaries.
- APN 7456-012-024 was included in the PBID area because it: (i). is developed with an office building in a commercially zoned area; (ii). is immediately adjacent to Harbor Boulevard, which will be a focus of District services; and, (iii). is immediately adjacent to a linear park, which will be a focus of District services. Therefore, APN 7456-012-024 will specially benefit from the commercially oriented District services and improvements. Parcels to the East of this parcel are Port of Los Angeles associated parcels that are included in the PBID area. Parcels to the South are a public street and un-developable bluff, which form a physical barrier to PBID services and improvements. Parcels to the West are a part of a neighborhood zoned solely for residential use, which will not specially benefit from PBID services and improvements. No services will be provided outside of the District's Boundaries.
- The boundary along Beacon Street was chosen because the parcels to the West of the street (excluded from the District boundaries) are zoned solely for residential use and are a part the residential neighborhood outside of the District, while parcels to the East of the street (included within the District boundaries) are zoned for commercial or linear park use that will benefit from PBID services and improvements. No services will be provided outside of the District's Boundaries.
- The boundary along 9th Street between Palos Verdes Street and the alley to the West was chosen because the parcels APN 7455-023-021 through -025 are

commercially zoned. Parcels to the West (APN 7455-023-010 through -020 and APN 7455-023-001 through -005, -007 through -009, and -026 and -027) are in residential use, zoned solely for residential use, and part of the contiguous residential neighborhood. No services will be provided outside of the District's Boundaries.

- The boundary along 9th Street between Centre Street and Mesa Street was chosen because the parcels inside that boundary are public parking that supports commercial uses located within the District and will specially benefit from District services and activities. Parcels to the South are in residential use, zoned solely for residential use, and part of the contiguous residential neighborhood. Parcels to the West and North are commercially zoned and will specially benefit from District services and improvements. No services will be provided outside of the District's Boundaries.
- The boundary along 9th Street between Mesa Street and the alley to the West of Pacific Avenue was chosen because the parcels located inside that boundary are commercially zoned and will benefit from District services and activities. Parcels to the South are in residential use, zoned solely for residential use, and part of the contiguous residential neighborhood. Parcels to the North are commercially zoned and will benefit from District services and improvements. No services will be provided outside of the District's Boundaries.

Western Boundary

- The Western boundary of the District along the alley immediately West of the Pacific Avenue frontage was selected to include all commercially zoned properties fronting on Pacific Avenue. Pacific Avenue is a major street that will be a focus of District services and improvements, and therefore, these frontage parcels will benefit from the commercially oriented services and improvements provided by the District. Parcels to the West side of the alley are commercially zoned and are generally in commercial use but will not specially benefit because of the lack of frontage on Pacific Avenue, because of their remoteness from the central portion of the traditional historic commercial core (which has Pacific Avenue as an outer boundary), and because no services will be provided West of Pacific Avenue. No services will be provided in connection with the proposed District to the West of the District's boundaries.

Finding 2: "Separate the general benefits from the special benefits conferred on parcel(s). Only special benefits are assessable." (From Section 4(a)).

Proposition 218 defines "special benefit" to "mean a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large. General enhancement of property value does not constitute "special benefit." The services, activities, improvements, and programs of the PBID are designed to provide targeted special benefits to assessed parcels. These services are tailored to confer special benefits on particular parcels, not the general public. For example, the

proposed security program is targeted to focus on the specific needs of buildings within the district and of their tenants. Similarly, the proposed maintenance program is focused on sidewalk cleaning, trash removal, graffiti removal, and cleaning at the properties that are assessed. Also the marketing and promotions efforts of the PBID are targeted to improve the economic activity and development within the assessment area. All of the PBID services contribute to a special enhancement of each of the parcels within the District, of the increased commerce within the District, and of the goals of the District. The services paid for from the assessment revenues are parcel services creating special benefit to those parcels. Moreover, they do not specially benefit the general public nor confer general benefits as defined below. No PBID services will be provided outside the District boundaries.

It has been determined that the proposed PBID improvements and activities provide a special benefit to the real property within the area and provide at most de minimus general benefit to properties in the surrounding community and to the public in general. General benefits, if any, to the surrounding community and the public in general are de minimus, intangible and unquantifiable. All special benefits derived from the assessments outlined in the Management District Plan are for services directly benefiting the property owners in this specialized district and support increased commerce and the goals and objectives of the business improvement district. Because the PBID programs and services are intended to specially benefit the assessed parcels, any spillover of general benefit to the surrounding community at large will likewise be de minimus, intangible, and unquantifiable.

The improvements and activities (security, maintenance, cleaning, beautification, marketing, promotions, etc) to be provided by the PBID are designed to meet specific needs of the property owners to improve business within the PBID area and provide special benefits to the properties. Improving the business environment supports the goals and objectives established by the property owners in creating the PBID. The City of Los Angeles will continue to provide police protection, maintenance services, and social services within the PBID area at their present levels, or at such modified levels as may be established in the future.

No parcels zoned solely for residential use have been included within the District because the object of the PBID is to improve commerce.

Finding 3: “[Determine] the proportionate special benefit derived by each parcel in relationship to the entirety of the... cost of public improvement(s) or the maintenance and operation expenses...or the cost of the property related service being provided.” (From Section 4(a)).

Assessed parcels in the District will specially benefit from the services and improvements provided in connection with the District because these services and improvements are designed to increase pedestrian and automobile traffic and building occupancies thereby increasing demand for and utilization of retail and commercial property within the

District. The services are intended to transform the District into a safe, vibrant, extended-hour community.

Three (3) factors (improvement size, lot size and location) were chosen to determine the special benefit allocable to each parcel in the District.

The size of the improvements on a parcel is a measurement of the capacity of that parcel to currently serve the demand of customers and of retail, commercial and residential tenants. As a general matter, a larger improvement is able to serve a greater number of tenants and customers than a smaller parcel. However, while parcels improved with multifamily dwellings (including condominiums) do specially benefit from district services, especially security services and sanitation services, they do not specially benefit in exactly the same manner (or to the same extent) as do parcels improved with commercial, retail or community services structures. For example, residential parcels will not specially benefit as directly as other parcels from marketing services, since such services will be primarily designed to attract commercial and retail tenants. Moreover, due to the nature of residential developments, such developments are used, on a square-foot by square-foot basis, significantly less intensely than commercial or retail developments (which often rely on constant foot traffic and substantial numbers of visitors). Consequently, each square foot of residential improvement is given one half of the weight in the special benefit calculation as each square foot of other improvement.

Lot size is a measurement of the capacity of a parcel to accommodate customers and tenants. As a general matter, a larger parcel is able to serve a greater number of tenants and customers than a smaller parcel.

Location is taken into account by determining whether or not a parcel is located East or West of Harbor Boulevard. This factor is important to the benefit determination because, while all parcels in the District benefit from services provided throughout the District, Parcels in the Eastern portion of the District are very different from those to the West. Parcels in the Western Portion of the District are a part of the core "village" of downtown San Pedro. These "village" parcels are smaller, more pedestrian-oriented, and more dependent upon the ability of visitors to move quickly and comfortably from one parcel to the next through a comfortable and inviting environment. By contrast, parcels in the Eastern Portion of the District are larger and (of necessity) more self-contained, and therefore benefit less (on a per-square foot basis) from the community-wide services and enhancements that will be focused on the rights-of-way that exist more densely to the West of Harbor Boulevard than to the East.

Combining these three (3) factors gives a far better picture of the special benefits than could be derived from just one of the factors. District expenses are spread half based on improvement size and half based on lot size in order to equally blend the two special benefit factors. Location is taken into account by allocating additional special benefit to square feet of lot size and non-residential improvement size located West of Harbor Boulevard than to square feet located East of Harbor Boulevard

Several parcels in the District are railroad right-of-way parcels that are used solely for railway and transportation purposes, are fenced in on both sides, and are generally inaccessible to the public. Because these parcels, like City streets, are neither used nor usable for the conduct of business, and merely provide a place for the through transportation of people and goods at high speeds, they do not specially benefit from district activities and will not be assessed.

The Special Benefit & Assessment Analysis section of this Report discusses the exact formula used to calculate the benefits.

Finding 4: "No assessment ...shall exceed the reasonable cost of the proportional special benefit conferred on parcel(s)." (From Section 4(a)).

The total amount to be assessed will not exceed the estimated reasonable cost of the program. Because each parcel will be assessed in proportion to its share of the total special benefit created by the program, no assessment will exceed the reasonable cost of the proportional special benefit conferred on the parcel.

Finding 5: "Parcels...that are owned or used by any (public) agency shall not be exempt from assessment." (From Section 4(a)).

All parcels owned by public agencies will be assessed at the same rate as private parcels of the same size, location and use. This includes the parcels in the District that are owned by the Port of Los Angeles, City of Los Angeles, Community Redevelopment Agency (City of Los Angeles), Housing Authority (City of Los Angeles), County of Los Angeles, and U. S. Government. The methodologies for these assessments are set forth in this Engineer's Report.

The various publicly owned parcels are specifically indicated as follows:

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(CITY OF LOS ANGELES)
25.43% of total assessments

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13	7440-030-918	L.A. City	\$0.00*
14	7440-031-910	L.A. City	\$0.00*
15	7456-011-900	L.A. City	\$6,419.74
16	7451-037-901	L.A. City	\$1,499.18
17	7455-004-900	L.A. City	\$622.92
18	7455-004-901	L.A. City	\$622.92
19	7455-004-902	L.A. City	\$202.91
20	7455-004-903	L.A. City	\$4,706.36
21	7455-005-900	L.A. City	\$520.00
22	7455-005-901	L.A. City	\$1,040.11
23	7455-005-902	L.A. City	\$260.00
24	7455-005-903	L.A. City	\$519.57
25	7455-005-904	L.A. City	\$519.57
26	7455-005-905	L.A. City	\$519.57
27	7455-006-900	L.A. City	\$1,625.22
28	7455-007-900	L.A. City	\$1,755.01
29	7455-007-902	L.A. City	\$1,755.01
30	7455-007-903	L.A. City	\$723.89
31	7455-010-902	L.A. City	\$4,558.57
32	7455-010-903	L.A. City	\$5,844.43
33	7455-013-902	L.A. City	\$739.92
34	7455-013-903	L.A. City	\$419.03
35	7455-013-904	L.A. City	\$1,257.65
36	7455-025-900	L.A. City	\$8,276.69
37	7455-025-903	L.A. City	\$3,741.74
38	7455-026-939	L.A. City	\$1,085.39
		Sub Total	\$53,275.96

Parcels marked with an asterix (“*”) are rail right of way parcels that (as described in more detail in the Engineer’s Report) have been determined to receive no special benefit from the project.

COMMUNITY REDEVELOPEMNT AGENCY
(CITY OF LOS ANGELES)
0.03% of total assessments

	APN #	Owner	Total PBID Assessment
38	7455-020-912	CRA/LA	\$283.62
		Sub Total	\$283.62

LOS ANGELES COUNTY
1.96% of total assessments

	APN #	Owner	Total PBID Assessment
39	7455-013-901	LA Co Capital Asset	\$14,065.27
40	7455-025-904	L.A. County	\$5,426.39
		Sub Total	\$19,491.66

U. S. GOVERNMENT
1.75 of total assessments

	APN #	Owner	Total PBID Assessment
42	7455-025-901	U. S. Gov't	\$14,777.81
43	7455-025-905	U. S. Postal Service	\$438.86
44	7455-025-906	U. S. Postal Service	\$438.86
45	7455-025-907	U. S. Postal Service	\$438.86
46	7455-025-908	U. S. Postal Service	\$438.86
47	7455-025-909	U. S. Postal Service	\$221.76
48	7455-025-910	U. S. Postal Service	\$217.10
49	7455-025-911	U. S. Postal Service	\$438.86
		Sub Total	\$17,410.97

TOTAL PUBLIC AGENCY ASSESSMENTS = \$343,669.22
33.51% of total assessments

Finding 6: “All assessments must be supported by a detailed engineer’s report prepared by a registered professional engineer certified by the State of California.” (From Section 4(b)).

This report is the “detailed engineer’s report” to support the assessments proposed to be levied within the Historic Waterfront District (San Pedro) Property Business Improvement District.

Special Benefit & Assessment Analysis

A six (6)-step process for determining Historic Waterfront District (San Pedro) PBID assessments has been used as delineated below.

Step 1: Select “benefit units.”

Because the assessment against each parcel must reflect the special benefit that parcel derives from the District's programs and activities, the first step in designing an assessment methodology was to assign "benefit units" to different attributes of parcels. The assignment of benefit units reflects the relative levels of special benefit discussed in "Finding 3", above.

There are two types of benefit units:

A. Improvement Benefit Units:

Each parcel was allocated one-half of one Improvement Benefit Unit for each square foot of residential improvements on the parcel, one-half of one Improvement Benefit Unit for each square foot of non-residential improvements located East of Harbor Boulevard, and one Improvement Benefit Unit for each square foot of non-residential improvements located West of Harbor Boulevard.

B. Lot Benefit Units:

Each parcel was allocated one Lot Benefit Unit for each square foot of the parcel’s surface area located West of Harbor Boulevard and one-half of one Lot Benefit Unit for each square foot of the parcel’s surface area located East of Harbor Boulevard

Step 2: Calculate the benefit units for each property.

The number of each type of benefit unit allocated to each identified benefiting parcel within the Historic Waterfront District (San Pedro) Property Business Improvement District was determined from data obtained from the County of Los Angeles, third party real estate data service providers, and other official records. The author of this report made attempts to give each property owner in the District an opportunity to review the

data used with respect to their property. All reported or observed discrepancies and errors have been corrected.

Step 3: Quantify total basic benefit units.

In aggregate, there are 3,229,576 Improvement Benefit Units and 4,596,301 Lot Benefit Units.

Step 4: Calculate "Basic Benefit Unit Cost" for special benefits.

The annualized cost of the services and improvements to be provided by the District during 2008 is \$995,868 per year (before inflation adjustments). All of these costs were allocated half based upon Improvement Benefit Units and half based upon Lot Benefit units (\$497,934 to each type of benefit unit).

The cost per benefit unit is therefore as follows:

A. Improvement Benefit Units:

$\$497,934 / 3,229,576 = \0.1542 per Improvement Benefit Unit
(Applied to non-residential parcels West of Harbor Boulevard)

One-half Improvement Benefit Unit = \$0.0771
(Applied to residential parcels West of Harbor Boulevard; and non-residential parcels East of Harbor Boulevard).

B. Lot Benefit Units:

$\$497,934 / 4,596,301 = \0.1083 per Lot Benefit Unit
(Applied to all parcels West of Harbor Boulevard)

One-half Lot Benefit Unit = \$0.0542
(Applied to all parcels East of Harbor Boulevard)

Step 5: Determine Assessment Formula.

Combining the calculations from Steps 1 and 4, the assessment formula is therefore:

District assessment formula = (\$0.0771 X square feet of residential improvement size located West of Harbor Boulevard) + (\$0.1542 X square feet of non-residential improvement size located West of Harbor Boulevard) + (\$0.1083 X square feet of lot size located West of Harbor Boulevard) + (\$0.0771 X square feet of non-residential improvement size located East of Harbor Boulevard) + (\$0.0542 X square feet of parcel size East of Harbor Boulevard).

Step 7. Spread the Assessments

The resultant assessment spread calculations for each parcel within the PBID are shown in an attachment to the Management District Plan and were determined by applying the District assessment formula to each specially benefiting property. This list of all identified specially benefiting parcels in the PBID area delineates each parcel and benefit units for its square foot land area and square foot improvement area.

During the five-year effectiveness of the District, it is likely that some parcels within the District will be developed with additional commercial improvements or will see the demolition of existing improvements. The assessment against such parcels shall be recalculated beginning with the assessment for the first year following the construction or demolition of improvements. The new assessment against such a parcel shall be calculated pursuant to the formula set forth in Step 5 on Page ER-13. Pursuant to Government Code Section 53750(h)(3), such recalculation does not constitute an “increase” of assessment that requires the conduct of a new Proposition 218 ballot proceeding. Such a proceeding will be required if the assessment formula is itself changed.

Engineer’s Certification

Review of this Management District Plan and preparation of the Engineers Report was completed by:

Robert Merrell, P. E.
State of California
Registered Civil Engineer No. 28100

INSERT ASSESSMENT CHART

HISTORIC WATERFRONT DISTRICT (SAN PEDRO) PBID SERVICE PLAN MULTI YEAR BUDGET

Item	Year #1 2008		Year #2 2009	Year #3 2010	Year #4 2011	Year #5 2012	TOTAL
I. Beginning Balance, Carryover, & Accrued Int.	\$0		As Needed	As Needed	As Needed	As Needed	As Needed
II. Annual Budget Costs							
A. Visitor & Tourist Ambassador Service	\$345,600	34.7%	355,968	\$366,647	\$377,646	\$388,976	\$1,834,837
B. Maintenance, Sanitation, & Beautification	\$276,500	27.8%	284,795	\$293,339	\$302,139	\$311,203	\$1,467,976
C. Marketing, Promotions & Waterfront Special Events	\$25,000	2.5%	25,750	\$26,523	\$27,318	\$28,138	\$132,728
D. New Business Attraction for Downtown & Waterfront	\$10,000	1.0%	10,300	\$10,609	\$10,927	\$11,255	\$53,091
E. Homeless Services Coordination	\$20,000	2.0%	20,600	\$21,218	\$21,855	\$22,510	\$106,183
F. Policy Dev, Management & Administration	\$145,000	14.6%	149,350	\$153,831	\$158,445	\$163,199	\$769,825
G. Office, Insurance, Accounting & Other	\$100,000	10.0%	103,000	\$106,090	\$109,273	\$112,551	\$530,914
Sub Total	\$922,100	92.6%	\$949,763	\$978,256	\$1,007,604	\$1,037,832	\$4,895,554
H. Uncollected Assessment Reserve (5%)	\$46,105	4.6%	47,488	48,913	50,380	51,892	\$244,778
Sub Total	\$968,205	97.2%	\$997,251	\$1,027,169	\$1,057,984	\$1,089,723	\$5,140,332
I. Contingency & Cash Flow Reserve (3%)	\$27,663	2.8%	28,493	\$29,348	\$30,228	\$31,135	\$146,867
III. GRAND TOTAL BUDGET	\$995,868	100.0%	\$1,025,744	\$1,056,516	\$1,088,212	\$1,120,858	\$5,287,198

NOTE: The District will endeavor to reduce and/or supplement budgeted expenditures through donations and prudent management practices. All District assessments are subject to inflationary increases based upon movement in the Los Angeles – Orange - Riverside Consumer Price Index for All Urban Consumers, not to exceed three percent (3%) per fiscal year. The maximum assessment level is assumed above. Some shifting of actual expenditures from the above budget may occur. The District Fiscal Year will be January 1 through December 31 of each calendar year. Contingency and cash flow reserve funds may be used in any fiscal year. Unexpended assessments or incomplet projects from one fiscal year may be carried forward and rebudgeted for subsequent fiscal years for any approved District purpose. Unexpended assessment revenues from District operations may be carried forward and rebudgeted for any renewal term.

SAN PEDRO PBID PROPERTY INFORMATION AND 2008 ASSESSMENTS

##	APN	LEGAL OWNER	SITE ADDRESS	Zoning	Non-Res Imp'vment SF	Res (Rental) Imp'vment SF	Res (Condo) Imp'vment SF	Eastside Imp'vment SF	Bldg Benefit Units	Bldg SF Ass'tmt.	Lot Size / West	Lot Size / East	Lot Benefit Units	Lot SF Ass'tmt.	Total Ass'tmt
1	x 7440-030-802	SOU PAC TRANS CO		LAM3	0	0	0	0	0	\$0.00	0	1,307	654	\$70.80	\$70.80
2	x 7440-030-821	SOU PAC TRANS CO		LAM3	0	0	0	0	0	\$0.00	0	20,760	0	\$0.00	\$0.00
3	x 7440-030-822	SOU PAC TRANS CO		LAM3	0	0	0	0	0	\$0.00	0	3,190	1,595	\$172.79	\$172.79
4	x 7440-030-906	LA CITY HARBOR DEPT		LAM3	0	0	0	54,557	27,279	\$4,205.78	0	684,328	342,164	\$37,067.87	\$41,273.66
5	x 7440-030-908	LA CITY HARBOR DEPT		LAM3	0	0	0	0	0	\$0.00	0	67,082	33,541	\$3,633.62	\$3,633.62
6	x 7440-030-910	LA CITY		LAOS	0	0	0	0	0	\$0.00	0	50,530	25,265	\$2,737.05	\$2,737.05
7	x 7440-030-911	LA CITY		LAM3	0	0	0	0	0	\$0.00	0	11,500	5,750	\$622.92	\$622.92
8	x 7440-030-917	LA CITY		LAM3	0	0	0	0	0	\$0.00	0	12,565	6,283	\$680.61	\$680.61
9	x 7440-030-918	LA CITY		LAM3	0	0	0	0	0	\$0.00	0	40,075	0	\$0.00	\$0.00
10	7440-030-919	LONG BEACH CITY		LAM3	0	0	0	0	0	\$0.00	0	0	0	\$0.00	\$0.00
11	7440-030-920	LONG BEACH CITY		LAM3-1	0	0	0	0	0	\$0.00	0	0	0	\$0.00	\$0.00
12	> 7440-030-921	LONG BEACH CITY		LAM3-1	0	0	0	0	0	\$0.00	0	0	0	\$0.00	\$0.00
13	x 7440-031-806	SOU PAC TRANS CO		LAM3	0	0	0	0	0	\$0.00	0	70,132	0	\$0.00	\$0.00
14	x 7440-031-904	LA CITY HARBOR DEPT		LAM3	0	0	0	149,929	74,965	\$11,557.98	0	1,429,639	714,820	\$77,439.00	\$88,996.98
15	>x 7440-031-910	LA CITY		LAM3	0	0	0	0	0	\$0.00	0	141,570	0	\$0.00	\$0.00
16	> 7440-031-911	LONG BEACH CITY		LAM3-1	0	0	0	0	0	\$0.00	0	0	0	\$0.00	\$0.00
17	7451-018-021	TONG M & HEY SUHR	303 S. Pacific Ave.	LAC2	3,692	0	0	0	3,692	\$569.23	16,814	0	16,814	\$1,821.52	\$2,390.75
18	7451-018-022	PALADIN PROPERTIES	325 S. Pacific Ave.	LAC2	0	0	0	0	0	\$0.00	20,996	0	20,996	\$2,274.57	\$2,274.57
19	7451-027-017	FALSTROM LP TRUST	411 S. Pacific Ave.	LAC2	6,202	0	0	0	6,202	\$956.22	16,117	0	16,117	\$1,746.01	\$2,702.23
20	7451-027-021	JULIAN C & JOAN ISEN	425 S. Pacific Ave.	LAC2	7,878	0	0	0	7,878	\$1,214.63	18,774	0	18,774	\$2,033.86	\$3,248.48
21	7451-028-023	AUTOZONE DEVELOPMENT COR	535 S. Pacific Ave.	LAC2	7,326	0	0	0	7,326	\$1,129.52	21,240	0	21,240	\$2,301.01	\$3,430.52
22	7451-028-026	ARROYO SARA G AND	505 S. Pacific Ave.	LAC2	11,850	0	0	0	11,850	\$1,827.03	12,720	0	12,720	\$1,378.09	\$3,205.03
23	7451-037-011	OBAN RENAISSANCE LLC	629 S. Pacific Ave.	LAC2	5,000	0	0	0	5,000	\$770.90	5,009	0	5,009	\$542.64	\$1,313.54
24	7451-037-012	M WAYNE & JOAN M MARTIN	520 W. 7th St.	LAC2	1,590	0	0	0	1,590	\$245.15	4,400	0	4,400	\$476.67	\$721.81
25	7451-037-028	IAN F MITCHELL	805 S. Pacific Ave.	LAC2	8,910	0	0	0	8,910	\$1,373.74	12,219	0	12,219	\$1,323.73	\$2,697.47
26	7451-037-030	GUADALUPE & YOLANDA PEREZ	623 S. Pacific Ave.	LAC2	3,045	0	0	0	3,045	\$469.48	9,800	0	9,800	\$1,061.67	\$1,531.15
27	7451-037-901	LA CITY	643 S. Pacific Ave.	LAC2	5,500	0	0	0	5,500	\$847.99	6,011	0	6,011	\$651.19	\$1,499.18
28	7454-003-021	PATTI KRAAKEVIK	741 S. Pacific Ave.	LAC2	19,450	0	0	0	19,450	\$2,998.79	6,011	0	6,011	\$651.19	\$3,649.98
29	7454-003-022	PATTI KRAAKEVIK	731 S. Pacific Ave.	LAC2	1,800	0	0	0	1,800	\$277.52	3,006	0	3,006	\$325.65	\$603.17
30	7454-003-023	ANTHONY & MARGERY BILAS	721 S. Pacific Ave.	LAC2	4,500	0	0	0	4,500	\$693.81	4,487	0	4,487	\$486.09	\$1,179.90
31	7454-003-024	ANTHONY & MARGERY BILAS	717 S. Pacific Ave.	LAC2	4,500	0	0	0	4,500	\$693.81	4,487	0	4,487	\$486.09	\$1,179.90
32	7454-003-025	GRACE C PETERSON	705 S. Pacific Ave.	LAC2	8,500	0	0	0	8,500	\$1,310.52	9,017	0	9,017	\$976.84	\$2,287.37
33	7454-004-025	ARA A TCHAGHLASSIAN	837 S. Pacific Ave.	LAC2	5,412	0	0	0	5,412	\$834.42	9,017	0	9,017	\$976.84	\$1,811.26
34	7454-004-026	ANTHONY & MARGERY BILAS	821 S. Pacific Ave.	LAC2	8,100	0	0	0	8,100	\$1,248.85	9,017	0	9,017	\$976.84	\$2,225.70
35	7454-004-027	JOHN C & CHRISTINE STRASSHOFFER	801 S. Pacific Ave.	LAC2	8,314	0	0	0	8,314	\$1,281.85	9,017	0	9,017	\$976.84	\$2,258.69
36	7455-002-002	NORMAN LOONEY	318 S. Pacific Ave.	LAC2	1,125	0	0	0	1,125	\$173.45	3,006	0	3,006	\$325.65	\$499.10
37	7455-002-014	LUNADA INVESTMENTS LLC	404 W. 4th St.	LAC2	0	7,844	0	0	3,922	\$604.69	6,700	0	6,700	\$725.84	\$1,330.53
38	7455-002-015	REFUGIO A RODRIGUEZ	327 S. Mesa St.	LAC2	0	264	0	0	632	\$97.44	6,795	0	6,795	\$736.13	\$833.57
39	7455-002-018	THRIFTY OIL CO.	302 S. Pacific Ave.	LAC2	1,050	0	0	0	1,050	\$161.89	18,382	0	18,382	\$1,991.39	\$2,153.28
40	7455-002-020	CROUTHAMEL JEFF E FAMILY	426 W. 4th St.	LAC2	11,430	0	0	0	11,430	\$1,762.27	22,956	0	22,956	\$2,486.91	\$4,249.16
41	7455-002-022	BRIDGE VIEW APARTMENTS L	401 W. 3rd St.	LAR4	0	63,354	0	0	31,677	\$4,883.94	33,715	0	33,715	\$3,652.47	\$8,536.41
42	7455-002-026	ANDY C COPPA	334 S. Pacific Ave.	LAC2	2,750	0	0	0	2,750	\$423.99	5,083	0	5,083	\$550.66	\$974.65
43	7455-002-027	KMF SAN PEDRO LLC	441 W. 3rd St.	LAR4	0	55,726	0	0	27,863	\$4,295.90	43,996	0	43,996	\$4,766.25	\$9,062.15
44	7455-002-028	GARDEN COURT LLC	468 W. 4th St.	LAC2	24,937	0	0	0	24,937	\$3,844.77	14,450	0	14,450	\$1,565.42	\$5,410.19
45	7455-003-001	ANTHONY & MARGERY BILAS	402 S. Pacific Ave.	LAC2	5,000	0	0	0	5,000	\$770.90	13,504	0	13,504	\$1,462.94	\$2,233.83
46	7455-003-003	CROUTHAMEL JEFF E FAMILY	433 W. 4th St.	LAC2	4,500	0	0	0	4,500	\$693.81	6,752	0	6,752	\$731.47	\$1,425.28
47	7455-003-006	UNION ART WORKS LLC	433 S. Mesa St.	LACM	4,400	0	0	0	4,400	\$678.39	6,229	0	6,229	\$674.81	\$1,353.20
48	7455-003-007	RODOLFO F & MARIA BRANDES	408 W. 5th St.	LACM	1,450	0	0	0	1,450	\$223.56	6,229	0	6,229	\$674.81	\$898.37
49	7455-003-008	HAROLD C CROUTHAMEL	422 W. 5th St.	LAC2	0	2,191	0	0	1,096	\$169.90	6,229	0	6,229	\$674.81	\$843.71
50	7455-003-009	HAROLD C CROUTHAMEL	428 W. 5th St.	LAC2	0	1,373	0	0	685	\$105.61	6,229	0	6,229	\$674.81	\$780.42
51	7455-003-012	RAYMOND ZUNIGA	476 W. 5th St.	LAC2	6,250	0	0	0	6,250	\$963.62	12,981	0	12,981	\$1,406.28	\$2,369.90
52	7455-003-015	ANTHONY & MARGERY BILAS	430 S. Pacific Ave.	LAC2	11,250	0	0	0	11,250	\$1,734.52	12,502	0	12,502	\$1,354.39	\$3,088.91
53	7455-003-016	CROUTHAMEL JEFF E FAMILY	401 S. Mesa St.	LACM	30,803	0	0	0	30,803	\$4,749.19	20,255	0	20,255	\$2,194.30	\$6,943.49
54	7455-003-017	CAL TRADE CENTER INC	448 W. 5th St.	LAC2	0	0	0	0	0	\$0.00	26,005	0	26,005	\$2,817.22	\$2,817.22
55	7455-003-018	FLYING COLORS GROUP	480 W. 5th St.	LAC2	35,400	0	0	0	35,400	\$5,457.95	38,340	0	38,340	\$4,153.51	\$9,611.46
56	7455-004-001	CLARENCE D & CAROL WONG	400 W. 6th St.	LAC2	11,600	0	0	0	11,600	\$1,788.48	12,502	0	12,502	\$1,354.39	\$3,142.87
57	7455-004-005	MIKHAEL D SPIVAK	428 W. 6th St.	LAC2	9,536	0	0	0	9,536	\$1,470.25	6,229	0	6,229	\$674.81	\$2,145.06
58	7455-004-006	JERICHO DEVELOPMENT INC	434 W. 6th St.	LAC2	6,250	0	0	0	6,250	\$963.62	6,229	0	6,229	\$674.81	\$1,638.43
59	7455-004-007	JUAN S LOPEZ	446 W. 6th St.	LAC2	4,000	0	0	0	4,000	\$616.72	6,229	0	6,229	\$674.81	\$1,291.53
60	7455-004-010	GEORGE J & SELMA L LERNER	544 S. Pacific Ave.	LAC2	11,949	0	0	0	11,949	\$1,842.29	12,502	0	12,502	\$1,354.39	\$3,196.68
61	7455-004-016	ALBERT WARMINSKI	418 W. 6th St.	LAC2	2,484	4,565	0	0	4,967	\$765.61	6,229	0	6,229	\$674.81	\$1,440.62
62	7455-004-018	AMELIA G & WINFRED J ET LEE	484 W. 6th St.	LAC2	2,800	0	0	0	2,800	\$431.70	4,373	0	4,373	\$473.74	\$905.45
63	7455-004-019	GEORGE & ROBERTA TORRES	509 S. Pacific Ave.	LAC2	11,800	0	0	0	11,800	\$1,819.32	32,374	0	32,374	\$3,507.19	\$5,326.51
64	7455-004-800	PACIFIC BELL	425 W. 6th St.	LAC2	57,223	0	0	0	57,223	\$8,822.61	22,651	0	22,651	\$2,453.87	\$11,276.47
65	7455-004-900	LA CITY		LAC2	0	0	0	0	0	\$0.00	5,750	0	5,750	\$622.92	\$622.92
66	7455-004-901	LA CITY		LAC2	0	0	0	0	0	\$0.00	5,750	0	5,750	\$622.92	\$622.92
67	7455-004-902	LA CITY		LAC2	0	0	0	0	0	\$0.00	1,873	0	1,873	\$202.91	\$202.91
68	7455-004-903	LA CITY		LAC2	0	0	0	0	0	\$0.00	1,873	0	1,873	\$202.91	\$202.91
69	7455-005-001	HOLLYWOOD RENAISSANCE DE	460 W. 6th St.	LAC2	17,352	0	0	0	17,352	\$2,675.32	18,748	0	18,748	\$2,031.04	\$4,706.36
70	7455-005-002	HOLLYWOOD RENAISSANCE DE	403 W. 6th St.	LAC2	12,833	0	0	0	12,833	\$1,978.58	13,504	0	13,504	\$1,462.94	\$3,441.52
71	7455-005-003	CHARLES H & MARILYN SENIOR	421 W. 6th St.	LAC2	3,000	0	0	0	3,000	\$462.54	3,136	0	3,136	\$339.73	\$802.27
72	7455-005-004	HOLLYWOOD RENAISSANCE DE	425 W. 6th St.	LAC2	2,875	0	0	0	2,875	\$443.27	3,136	0	3,136	\$339.73	\$783.00
72	7455-005-004	HOLLYWOOD RENAISSANCE DE	429 W. 6th St.	LAC2	0	0	0	0	0	\$0.00	6,229	0	6,229	\$674.81	\$674.81

SAN PEDRO PBID PROPERTY INFORMATION AND 2008 ASSESSMENTS

##	APN	LEGAL OWNER	SITE ADDRESS	Zoning	Non-Res Impv'ment SF	Res (Rental) Impv'ment SF	Res (Condo) Impv'ment SF	Eastside Impv'ment SF	Bldg Benefit Units	Bldg SF Ass'mt.	Lot Size / West	Lot Size / East	Lot Benefit Units	Lot SF Ass'mt.	Total Ass'mt
73	7455-005-005	4 HOLLYWOOD RENAISSANCE DE	437 W. 6th St.	LAC2	10,764	0	0	0	10,764	\$1,659.59	12,502	0	12,502	\$1,354.39	\$3,013.97
74	7455-005-006	3 JERICO DEVELOPMENT INC	456 W. 6th St.	LAC2	13,393	0	0	0	13,393	\$2,064.92	6,229	0	6,229	\$674.81	\$2,739.73
75	7455-005-007	3 JERICO DEVELOPMENT INC	461 W. 6th St.	LAC2	15,985	0	0	0	15,985	\$2,618.74	6,229	0	6,229	\$674.81	\$3,293.55
76	7455-005-008	ROLAND & MONICA STEINER	469 W. 6th St.	LAC2	5,250	0	0	0	5,250	\$983.62	6,229	0	6,229	\$674.81	\$1,638.43
77	7455-005-009	ARCADE BUILDING ON SIXTH	477 W. 6th St.	LAC2	14,572	0	0	0	14,572	\$2,246.70	6,229	0	6,229	\$674.81	\$2,921.51
78	7455-005-011	ROSALYN A BRUCATO	402 W. 7th St.	LAC2	8,170	0	0	0	8,170	\$1,259.65	8,494	0	8,494	\$920.19	\$2,179.83
79	7455-005-012	PAUL DENZIN	625 S. Mesa St.	LAC2	0	2,470	0	0	1,185	\$182.70	4,487	0	4,487	\$486.09	\$668.80
80	7455-005-020	MICHELE CUTRI	470 W. 7th St.	LAC2	4,800	0	0	0	4,800	\$740.06	4,792	0	4,792	\$519.13	\$1,259.20
81	7455-005-021	RAYMOND M & NANCY CAROFANO	478 W. 7th St.	LAC2	2,748	0	0	0	2,748	\$423.68	4,792	0	4,792	\$519.13	\$942.82
82	7455-005-022	TRUST DEEDS TO GOLD INC	630 S. Pacific Ave.	LAC2	22,500	0	0	0	22,500	\$3,469.04	7,492	0	7,492	\$811.64	\$4,280.67
83	7455-005-025	ALAN C & CRISTEN GARSIDE	464 W. 7th St.	LAC2	1,600	0	0	0	1,600	\$246.69	2,396	0	2,396	\$259.57	\$506.25
84	7455-005-026	TRUST DEEDS TO GOLD INC	624 S. Pacific Ave.	LAC2	5,400	0	0	0	5,400	\$832.57	5,998	0	5,998	\$649.79	\$1,482.35
85	7455-005-027	TW PROPERTIES	481 W. 6th St.	LAC2	21,453	0	0	0	21,453	\$3,307.61	12,998	0	12,998	\$1,408.12	\$4,715.73
86	7455-005-900	2 LA CITY		LAC2	0	0	0	0	0	\$0.00	4,800	0	4,800	\$520.00	\$520.00
87	7455-005-901	2 LA CITY		LAC2	0	0	0	0	0	\$0.00	9,601	0	9,601	\$1,040.11	\$1,040.11
88	7455-005-902	2 LA CITY		LAC2	0	0	0	0	0	\$0.00	2,400	0	2,400	\$260.00	\$260.00
89	7455-005-903	2 LA CITY		LAC2	0	0	0	0	0	\$0.00	4,796	0	4,796	\$519.57	\$519.57
90	7455-005-904	2 LA CITY		LAC2	0	0	0	0	0	\$0.00	4,796	0	4,796	\$519.57	\$519.57
91	7455-005-905	2 LA CITY		LAC2	0	0	0	0	0	\$0.00	4,796	0	4,796	\$519.57	\$519.57
92	7455-006-001	PRAW LAND CO LLC	700 S. Pacific Ave.	LAC2	19,820	0	0	0	19,820	\$3,055.84	11,979	0	11,979	\$1,297.73	\$4,353.56
93	7455-006-002	PRAW LAND CO LLC	475 W. 7th St.	LAC2	0	0	0	0	0	\$0.00	6,011	0	6,011	\$651.19	\$651.19
94	7455-006-005	COLLEEN L FRENCH	465 W. 7th St.	LAC2	7,823	0	0	0	7,823	\$1,205.15	3,964	0	3,964	\$429.43	\$1,635.58
95	7455-006-006	LAZAROFF D FAM LIVING TR	457 W. 7th St.	LAC2	3,795	0	0	0	3,795	\$585.11	3,964	0	3,964	\$429.43	\$1,014.55
96	7455-006-007	RAINBOW SERVICES LTD	453 W. 7th St.	LAC2	5,610	0	0	0	5,610	\$864.95	3,964	0	3,964	\$429.43	\$1,294.38
97	7455-006-008	ROBERT C MASTERS	445 W. 7th St.	LAC2	6,000	0	0	0	6,000	\$925.08	6,011	0	6,011	\$651.19	\$1,576.27
98	7455-006-015	CHARLES ELIAS	430 W. 8th St.	LAC2	0	16,470	0	0	8,235	\$1,269.67	12,502	0	12,502	\$1,354.39	\$2,624.05
99	7455-006-016	KIMBERLEY HORN ENTERPR	446 W. 8th St.	LAC2	2,570	0	0	0	2,570	\$396.24	6,229	0	6,229	\$674.81	\$1,071.05
100	7455-006-021	15 ANTHONY & MARGERY BILAS	723 S. Pacific Ave.	LAC2	8,415	0	0	0	8,415	\$1,297.42	10,019	0	10,019	\$1,085.39	\$2,382.81
101	7455-006-022	15 ANTHONY & MARGERY BILAS	726 S. Pacific Ave.	LAC2	2,050	0	0	0	2,050	\$316.07	2,483	0	2,483	\$268.99	\$558.06
102	7455-006-025	ROBERT O DAVIES	471 W. 7th St.	LAC2	2,462	0	0	0	2,462	\$379.59	6,011	0	6,011	\$651.19	\$1,030.78
103	7455-006-026	JOHN S J J & HONG BARRETT	452 W. 8th St.	LAC2	0	1,530	0	0	765	\$117.95	5,000	0	5,000	\$541.67	\$659.62
104	7455-006-027	IRMA RAMIREZ	460 W. 8th St.	LAC2	0	1,530	0	0	765	\$117.95	5,000	0	5,000	\$541.67	\$659.62
105	7455-006-029	12 Parcels Pending			3,300	0	96,430	0	51,515	\$7,942.55	48,750	0	48,750	\$5,281.27	\$13,223.82
106	7455-006-900	2 LA CITY		LAC2	0	0	0	0	0	\$0.00	15,002	0	15,002	\$1,625.22	\$1,625.22
107	7455-007-001	PORT HARBOR HOLDINGS LLC	800 S. Pacific Ave.	LAC2	18,000	0	0	0	18,000	\$2,775.23	10,803	0	10,803	\$1,170.33	\$3,945.56
108	7455-007-002	PORT HARBOR HOLDINGS LLC	812 S. Pacific Ave.	LAC2	3,000	0	0	0	3,000	\$462.54	3,615	0	3,615	\$391.63	\$854.16
109	7455-007-003	YONG K & YOUNG CHOI	814 S. Pacific Ave.	LAC2	1,500	0	0	0	1,500	\$231.27	1,786	0	1,786	\$193.48	\$424.75
110	7455-007-006	HARBOR TERRACE PROPERTY	435 W. 8th St.	LAC2	0	63,190	0	0	26,596	\$4,100.55	16,204	0	16,204	\$1,755.44	\$5,855.99
111	7455-007-011	FRED J DIBERNARDO	816 S. Pacific Ave.	LAC2	9,180	0	0	0	9,180	\$1,415.37	11,195	0	11,195	\$1,212.80	\$2,628.16
112	7455-007-013	DONALD M & DIANE SAYRIZI	448 W. 9th St.	LAC2	3,752	0	0	0	3,752	\$578.48	5,401	0	5,401	\$585.11	\$1,163.59
113	7455-007-014	ELIODIA T VILLANUEVA	414 S. 9th St.	LAC2	0	324	0	0	662	\$102.07	5,401	0	5,401	\$585.11	\$687.16
114	7455-007-015	ELIODIA T VILLANUEVA	415 W. 9th St.	LAC2	0	776	0	0	689	\$137.07	5,401	0	5,401	\$585.11	\$722.18
115	7455-007-016	RONALD & BARBARA GLEASON	424 W. 9th St.	LAC2	0	0	0	0	0	\$0.00	8,102	0	8,102	\$877.72	\$877.72
116	7455-007-017	RONALD & BARBARA GLEASON	420 W. 9th St.	LAC2	0	0	0	0	0	\$0.00	8,102	0	8,102	\$877.72	\$877.72
117	7455-007-019	FRED J DIBERNARDO	842 S. Pacific Ave.	LAC2	11,246	0	0	0	11,246	\$1,733.90	7,677	0	7,677	\$831.68	\$2,565.58
118	7455-007-020	HARBOR TERRACE PROPERTY	447 W. 8th St.	LAC2	0	0	0	0	0	\$0.00	4,118	0	4,118	\$446.12	\$446.12
119	7455-007-021	MESA LA VILLA	605 S. Mesa St.	LAR4	0	31,890	0	0	15,945	\$2,458.39	32,801	0	32,801	\$3,553.45	\$6,011.84
120	7455-007-900	2 LA CITY		LAC2	0	0	0	0	0	\$0.00	16,200	0	16,200	\$1,755.01	\$1,755.01
121	7455-007-902	2 LA CITY		LAC2	0	0	0	0	0	\$0.00	16,200	0	16,200	\$1,755.01	\$1,755.01
122	7455-007-903	2 LA CITY		LAC2	0	0	0	0	0	\$0.00	6,682	0	6,682	\$723.89	\$723.89
123	7455-010-902	2 LA CITY		LAOS	0	0	0	0	0	\$0.00	42,079	0	42,079	\$4,558.57	\$4,558.57
124	7455-010-903	2 LA CITY		LAOS	18,000	0	0	0	18,000	\$2,775.23	28,331	0	28,331	\$3,069.20	\$5,844.43
125	7455-011-001	STANLEY ZIMMERMAN	395 W. 7th St.	LACM	3,660	0	0	0	3,660	\$564.30	4,860	0	4,860	\$526.50	\$1,090.80
126	7455-011-002	JOHN KELLY		LACM	0	0	0	0	0	\$0.00	4,792	0	4,792	\$519.13	\$519.13
127	7455-011-003	PARADIGM VENTURES LLC	381 W. 7th St.	LACM	1,200	0	0	0	1,200	\$185.02	4,792	0	4,792	\$519.13	\$704.15
128	7455-011-007	MARILYN E GINSBURG	327 W. 7th St.	LACM	3,250	0	0	0	3,250	\$501.08	3,006	0	3,006	\$325.65	\$826.73
129	7455-011-009	DONNA STEPHENSON	315 W. 7th St.	LACM	2,716	0	0	0	2,716	\$418.75	4,792	0	4,792	\$519.13	\$937.89
130	7455-011-010	4 HOLLYWOOD RENAISSANCE	309 W. 7th St.	LACM	3,000	0	0	0	3,000	\$462.54	4,792	0	4,792	\$519.13	\$981.67
131	7455-011-011	ROBERT W NIZICH	709 S. Centre St.	LACM	7,896	0	0	0	7,896	\$1,217.40	4,792	0	4,792	\$519.13	\$1,736.54
132	7455-011-020	3 LIBERTY AUDITORIUM INC	348 W. 8th St.	LAC2	3,200	0	0	0	3,200	\$493.37	5,009	0	5,009	\$542.64	\$1,036.02
133	7455-011-021	BENITO & FRANCES CASERMA	354 W. 8th St.	LAC2	4,400	0	0	0	4,400	\$678.39	5,009	0	5,009	\$542.64	\$1,221.03
134	7455-011-022	BENITO & FRANCES CASERMA	356 W. 8th St.	LAC2	2,200	0	0	0	2,200	\$339.19	5,009	0	5,009	\$542.64	\$881.84
135	7455-011-023	374 WEST 8TH STREET LLC	374 W. 8th St.	LAC2	6,440	0	0	0	6,440	\$992.92	10,019	0	10,019	\$1,085.39	\$2,078.31
136	7455-011-026	MARABELLA TONY AND THERESA	344 W. 8th St.	LAC2	2,400	0	0	0	2,400	\$370.03	5,009	0	5,009	\$542.64	\$912.67
137	7455-011-027	3 LIBERTY AUDITORIUM INC	777 S. Centre St.	LAC2	2,777	0	0	0	2,777	\$428.16	28,270	0	28,270	\$3,062.59	\$3,490.75
138	7455-011-028	HYE LIFE PROPERTIES LLC	331 W. 7th St.	LACM	20,980	0	0	0	20,980	\$3,234.68	35,996	0	35,996	\$3,899.76	\$7,134.48
139	7455-011-029	MARILYN E GINSBURG	323 W. 7th St.	LACM	2,800	0	0	0	2,800	\$431.70	4,199	0	4,199	\$454.89	\$886.60
140	7455-011-031	12 B - Condo Parcels Pending			0	0	31,771	0	15,886	\$2,449.22	14,960	0	14,960	\$1,620.67	\$4,069.89
141	7455-012-001	5 WARREN A. GUNTER	399 W. 6th St.	LAC2	9,290	0	0	0	9,290	\$1,432.33	5,009	0	5,009	\$542.64	\$1,974.97
142	7455-012-002	5 WARREN A. GUNTER	387 W. 6th St.	LAC2	4,800	0	0	0	4,800	\$740.06	5,009	0	5,009	\$542.64	\$1,282.70
143	7455-012-003	GEORGE S. SMART	381 W. 6th St.	LAC2	4,400	0	0	0	4,400	\$678.39	5,009	0	5,009	\$542.64	\$1,221.03
144	7455-012-004	MICHAEL & BARBARA SCOGNAMILLO	377 W. 6th St.	LAC2	3,200	0	0	0	3,200	\$493.37	5,009	0	5,009	\$542.64	\$1,036.02
145	7455-012-005	D AMBROS & LUCIA NICK	371 W. 6th St.	LAC2	4,800	0	0	0	4,800	\$740.06	5,009	0	5,009	\$542.64	\$1,282.70

SAN PEDRO PBID PROPERTY INFORMATION AND 2008 ASSESSMENTS

##	APN	LEGAL OWNER	SITE ADDRESS	Zoning	Non-Res Imp'vment SF	Res (Rental) Imp'vment SF	Res (Condo) Imp'vment SF	Eastside Imp'vment SF	Bldg Benefit Units	Bldg SF Ass'mt.	Lot Size / West	Lot Size / East	Lot Benefit Units	Lot SF Ass'mt.	Total Ass'mt
146	7455-012-006	SIXTH STREET 363 LLC	363 W. 6th St.	LAC2	5,250	0	0	0	5,250	\$809.44	6,229	0	6,229	\$674.81	\$1,484.25
147	7455-012-007	HILLARY & LOUIS ET KAYE	355 W. 6th St.	LAC2	5,000	0	0	0	5,000	\$770.90	5,009	0	5,009	\$542.64	\$1,313.54
148	7455-012-008	PENINSULA CHAPTER OF NAT	351 W. 6th St.	LAC2	3,720	0	0	0	3,720	\$573.55	3,746	0	3,746	\$405.82	\$979.37
149	7455-012-009	EDWARD & VAN KOLAKOWSKI	345 W. 6th St.	LAC2	4,000	0	0	0	4,000	\$616.72	5,009	0	5,009	\$542.64	\$1,159.36
150	7455-012-010	EDWARD & VAN KOLAKOWSKI	337 W. 6th St.	LAC2	4,000	0	0	0	4,000	\$616.72	5,009	0	5,009	\$542.64	\$1,159.36
151	7455-012-011	3 JERICO DEVELOPMENT INC.	333 W. 6th St.	LAC2	11,600	0	0	0	11,600	\$1,788.48	5,009	0	5,009	\$542.64	\$2,331.12
152	7455-012-012	PACIFIC OPERATING CO	329 W. 6th St.	LAC2	5,000	0	0	0	5,000	\$770.90	5,009	0	5,009	\$542.64	\$1,313.54
153	7455-012-013	5 WARREN A. GUNTER	319 W. 6th St.	LAC2	3,200	0	0	0	3,200	\$493.37	5,009	0	5,009	\$542.64	\$1,036.02
154	7455-012-014	SMART GEORGE S	315 W. 6th St.	LAC2	3,900	0	0	0	3,900	\$601.30	5,009	0	5,009	\$542.64	\$1,143.94
155	7455-012-015	JOHN & DONNA PAPADAKIS	301 W. 6th Street	LAC2	5,000	0	0	0	5,000	\$770.90	5,009	0	5,009	\$542.64	\$1,313.54
156	7455-012-016	4 ROBERT A. MACKENZIE <	615 S. Centre St.	LACM	0	0	0	0	18,912	\$2,915.84	9,583	0	9,583	\$1,038.16	\$3,954.00
157	7455-012-017	SCALERS SHIP & PAINTERS	316 W. 7th St.	LACM	0	0	0	0	0	\$0.00	4,480	0	4,480	\$485.33	\$485.33
158	7455-012-018	SCALERS SHIP & PAINTERS		LACM	0	0	0	0	0	\$0.00	4,480	0	4,480	\$485.33	\$485.33
159	7455-012-019	SCALERS SHIP & PAINTERS	316 W. 7th St.	LACM	3,000	0	0	0	3,000	\$462.54	4,480	0	4,480	\$485.33	\$947.87
160	7455-012-020	5 WARREN A. GUNTER	336 W. 6th St.	LACM	1,200	0	0	0	1,200	\$185.02	4,792	0	4,792	\$519.13	\$704.15
161	7455-012-021	5 WARREN A. GUNTER	342 W. 7th St.	LACM	0	0	0	0	0	\$0.00	4,792	0	4,792	\$519.13	\$519.13
162	7455-012-022	5 WARREN A. GUNTER	348 W. 7th St.	LACM	0	0	0	0	0	\$0.00	4,792	0	4,792	\$519.13	\$519.13
163	7455-012-023	GEORGE S. SMART	356 W. 7th St.	LACM	6,880	0	0	0	6,880	\$1,060.75	4,792	0	4,792	\$519.13	\$1,579.89
164	7455-012-024	DOUGLAS & ROBIN HINCHLIFFE	362 W. 7th St.	LACM	9,800	0	0	0	9,800	\$1,480.12	9,600	0	9,600	\$1,040.00	\$2,520.12
165	7455-012-025	DOUGLAS & ROBIN HINCHLIFFE		LACM	0	0	0	0	0	\$0.00	4,792	0	4,792	\$519.13	\$519.13
166	7455-012-026	TOSHIRE & HIROKO NAKAYAMA	382 W. 7th St.	LACM	1,200	0	0	0	1,200	\$185.02	4,792	0	4,792	\$519.13	\$704.15
167	7455-012-027	14 SAN PEDRO CHAMBER OF COMMERCE	390 W. 7th St.	LACM	3,240	0	0	0	3,240	\$499.54	4,792	0	4,792	\$519.13	\$1,018.68
168	7455-012-028	SUTHERLAND RESOURCES INC.		LACM	0	0	0	0	0	\$0.00	4,792	0	4,792	\$519.13	\$519.13
169	7455-013-001	CURTIS C HIGGINS	536 Nelson St.	LAC2	4,072	0	0	0	4,072	\$627.82	14,636	0	14,636	\$1,585.57	\$2,213.39
170	7455-013-002	5 WARREN A. GUNTER	354 W. 6th St.	LAC2	6,800	0	0	0	6,800	\$1,048.42	7,754	0	7,754	\$840.02	\$1,888.44
171	7455-013-003	YOSHIMITSU & HELEN KIKUCHI	380 W. 6th St.	LAC2	1,935	0	0	0	1,935	\$298.34	1,917	0	1,917	\$207.68	\$506.01
172	7455-013-004	SEBASTIAN & DIANA ERNANDES	378 W. 6th St.	LAC2	1,935	0	0	0	1,935	\$298.34	1,917	0	1,917	\$207.68	\$506.01
173	7455-013-005	EDWARD ABAD	537 Nelson St.	LAC2	1,462	0	0	0	1,462	\$225.41	3,877	0	3,877	\$420.01	\$645.42
174	7455-013-006	EDWARD ABAD		LAC2	636	0	0	0	636	\$98.06	3,877	0	3,877	\$420.01	\$518.07
175	7455-013-007	EDWARD ABAD	533 Nelson St.	LAC2	0	0	0	0	0	\$0.00	3,877	0	3,877	\$420.01	\$420.01
176	7455-013-015	FIFTH STREET PROPERTIES	383 W. 5th St.	LAC2	2,848	0	0	0	2,848	\$439.10	6,490	0	6,490	\$703.09	\$1,142.19
177	7455-013-901	16 L A CO CAPITAL ASSET LEA	505 S. Centre St.	LACM	36,409	0	0	0	36,409	\$5,613.52	78,016	0	78,016	\$8,451.76	\$14,065.27
178	7455-013-902	2 L A CITY	500 S Mesa St.	LAC2	0	0	0	0	0	\$0.00	6,830	0	6,830	\$739.92	\$739.92
179	7455-013-903	2 L A CITY	514 S Mesa St.	LAC2	0	0	0	0	0	\$0.00	3,868	0	3,868	\$419.03	\$419.03
180	7455-013-904	2 L A CITY	392 W. 6th St.	LAC2	0	0	0	0	0	\$0.00	11,609	0	11,609	\$1,257.65	\$1,257.65
181	7455-014-029	TOWER HARBOR	340 S Mesa St.	LAR4	0	135,389	0	0	67,695	\$10,437.10	81,893	0	81,893	\$8,871.77	\$19,308.86
182	7455-014-032	VERDES DEL ORIENTE PRESE	349 W. 9th St.	LAR4	35,723	0	0	0	30,620	\$4,720.97	175,547	0	175,547	\$19,017.65	\$23,738.62
183	7455-014-033	CGU CAPITAL GROUP LLC	302 W. 5th St.	LAC2	35,723	0	0	0	35,723	\$5,507.75	40,942	0	40,942	\$4,435.40	\$9,943.15
184	7455-014-035	MARINE CLERKS MEMORIAL A	350 W. 6th St.	LAC2	23,837	0	0	0	23,837	\$3,675.17	37,392	0	37,392	\$4,050.81	\$7,725.99
185	7455-019-916	1 LA CITY HARBOR DEPT		LAC2	95,380	0	0	0	95,380	\$14,705.63	113,256	0	113,256	\$12,269.44	\$26,975.06
186	7455-019-919	1 LA CITY HARBOR DEPT	260 W. 5th St.	LAC2	82,879	0	0	0	82,879	\$12,778.23	72,664	0	72,664	\$7,871.96	\$20,650.19
187	7455-019-920	1 LA CITY HARBOR DEPT		LAC2	202,176	0	0	0	202,176	\$31,171.37	94,237	0	94,237	\$10,209.04	\$41,380.41
188	7455-020-036	6 Pending		LAC2	0	0	0	0	0	\$0.00	8,825	0	8,825	\$956.04	\$956.04
189	7455-020-039	8 Pending	255 W. 5th St.	LAC2	0	0	412,537	0	206,269	\$31,802.35	103,673	0	103,673	\$11,231.27	\$43,033.62
190	7455-020-043	PACIFIC PLACE ASSOCIATES (Northrop Grumman)	222 W. 6th St. Unit #125	LAC2	488,488	0	0	0	488,488	\$75,314.77	72,310	0	72,310	\$7,833.61	\$83,148.38
191	7455-020-912	6 COMMUNITY REDEVELOPMENT AGENCY	222 W. 6th St.	LAC2	0	0	0	0	0	\$0.00	2,618	0	2,618	\$283.62	\$283.62
192	7455-021-034	10 NHCA Inc (Crown Plaza Hotel)	601 S. Palos Verdes St.	LAC2	173,135	0	0	0	173,135	\$26,693.85	89,298	0	89,298	\$9,673.98	\$36,367.82
193	7455-021-035	11 Centre City Lofts - Condo Parcels Pending	285 W. 6th St.	LAC2	18,559	0	137,000	0	87,059	\$13,422.70	50,965	0	50,965	\$5,521.22	\$18,943.93
194	7455-022-001	3 LIBERTY AUDITORIUM INC	285 W. 7th St.	LACM	10,400	0	0	0	10,400	\$1,603.47	10,803	0	10,803	\$1,170.33	\$2,773.79
195	7455-022-002	WU FAMILY 2005 TRUST	279 W. 7th St.	LACM	5,340	0	0	0	5,340	\$823.32	5,401	0	5,401	\$585.11	\$1,408.43
196	7455-022-003	13 NORAMAE R MUNSTER	273 W. 7th St.	LACM	5,400	0	0	0	5,400	\$832.57	5,401	0	5,401	\$585.11	\$1,417.68
197	7455-022-008	8 COMMAND LINE VENTURES LL	235 W. 7th St.	LACM	9,600	0	0	0	9,600	\$1,480.12	5,184	0	5,184	\$561.60	\$2,041.72
198	7455-022-009	COMMAND LINE VENTURES LL	235 W. 7th St.	LACM	0	0	0	0	0	\$0.00	5,184	0	5,184	\$561.60	\$561.60
199	7455-022-010	SALVADO & ANNA ETAL GOMEZ	211 W. 7th St.	LACM	0	0	0	0	0	\$0.00	5,184	0	5,184	\$561.60	\$561.60
200	7455-022-011	8 COMMAND LINE VENTURES LL	237 W. 7th St. Unit #24	LAC2	0	0	0	0	0	\$0.00	5,401	0	5,401	\$585.11	\$585.11
201	7455-022-012	8 COMMAND LINE VENTURES LL	242 W. 8th St.	LAC2	0	0	0	0	0	\$0.00	5,401	0	5,401	\$585.11	\$585.11
202	7455-022-013	8 COMMAND LINE VENTURES LL	248 W. 8th St.	LAC2	0	3,346	0	0	1,673	\$257.94	4,800	0	4,800	\$520.00	\$777.94
203	7455-022-014	3 JERICO DEVELOPMENT INC	256 W. 8th St.	LAC2	0	4,608	0	0	2,304	\$355.23	8,407	0	8,407	\$910.76	\$1,265.99
204	7455-022-015	3 JERICO DEVELOPMENT INC	268 W. 8th St.	LAC2	0	1,289	0	0	2,190	\$337.65	8,407	0	8,407	\$910.76	\$1,248.41
205	7455-022-016	3 LIBERTY AUDITORIUM INC	280 W. 8th St.	LAC2	1,500	0	0	0	1,500	\$231.27	12,589	0	12,589	\$1,363.81	\$1,595.08
206	7455-022-017	8 COMMAND LINE VENTURES LL	224 W. 8th St.	LAC2	6,440	0	0	0	6,440	\$992.92	13,504	0	13,504	\$1,462.94	\$2,455.85
207	7455-022-018	PERKOV PROPERTIES	733 Ante Perkov Way	LAC2	5,912	0	0	0	5,912	\$911.51	9,017	0	9,017	\$976.84	\$1,888.35
208	7455-022-019	PERKOV PROPERTIES	727 Ante Perkov Way	LAC2	4,500	0	0	0	4,500	\$693.81	4,487	0	4,487	\$486.09	\$1,179.90
209	7455-022-020	SALVADO & ANNA ETAL GOMEZ		LAC2	0	0	0	0	0	\$0.00	12,981	0	12,981	\$1,406.28	\$1,406.28
210	7455-022-021	8 COMMAND LINE VENTURES LL	235 W. 7th St.	LACM	0	0	0	0	0	\$0.00	5,184	0	5,184	\$561.60	\$561.60
211	7455-022-022	7 LASALLE LOFTS LLC	245 W. 7th St.		0	0	0	0	0	\$0.00	5,184	0	5,184	\$561.60	\$561.60
212	7455-022-023	7 LASALLE LOFTS LLC	265 W. 7th St.		0	0	0	0	0	\$0.00	5,400	0	5,400	\$585.00	\$585.00
213	7455-022-024	7 LASALLE LOFTS LLC	255 W. 7th St.		0	0	0	0	0	\$0.00	10,814	0	10,814	\$1,171.52	\$1,171.52
214	7455-023-021	JACARANDA INC	214 W. 9th St.	LAC2	690	0	0	0	690	\$105.38	4,487	0	4,487	\$486.09	\$592.48
215	7455-023-022	JACARANDA INC	829 S. Palos Verdes St.	LAC2	1,575	0	0	0	1,575	\$242.83	4,487	0	4,487	\$486.09	\$728.93
216	7455-023-023	PERKOV PROPERTIES	827 Palos Verdes St.	LAC2	1,284	0	0	0	1,284	\$194.88	4,487	0	4,487	\$486.09	\$680.98
217	7455-023-024	ANTE PERKOV	817 S. Palos Verdes St.	LAC2	3,007	0	0	0	3,007	\$463.62	4,487	0	4,487	\$486.09	\$949.71
218	7455-023-025	8 COMMAND LINE VENTURES LL	803 S Palos Verdes St.	LAC2	6,226	0	0	0	6,226	\$959.92	9,017	0	9,017	\$976.84	\$1,936.77

SAN PEDRO PBID PROPERTY INFORMATION AND 2008 ASSESSMENTS

#	APN	LEGAL OWNER	SITE ADDRESS	Zoning	Non-Res Impv'ment SF	Res (Rental) Impv'ment SF	Res (Condo) Impv'ment SF	Eastside Impv'ment SF	Bldg Benefit Units	Bldg SF Ass'mt.	Lot Size / West	Lot Size / East	Lot Benefit Units	Lot SF Ass'mt.	Total Ass'mt
219	7455-025-003	BEACON HOUSE ASSN OF SAN PEDRO	126 W. 10th St.	LAC2	4,884	0	0	0	4,884	\$753.01	5,940	0	5,940	\$643.50	\$1,396.51
220	7455-025-018	HOSSEIN MOALEJ	902 S Palos Verdes St.	LAC2	0	0	0	0	0	\$0.00	5,940	0	5,940	\$643.50	\$643.50
221	7455-025-019	HEALTH VIEW INC.	921 S. Beacon St.	LAC2	107,567	0	0	0	107,567	\$16,584.61	47,520	0	47,520	\$5,148.01	\$21,732.63
222	7455-025-900	L A CITY		LAC2	0	0	0	0	0	\$0.00	76,400	0	76,400	\$8,276.69	\$8,276.69
223	7455-025-901	U S GOVT		LAC2	74,031	0	0	0	74,031	\$11,414.05	31,050	0	31,050	\$3,363.76	\$14,777.81
224	7455-025-903	L A CITY		LAC2	0	0	0	0	0	\$0.00	34,539	0	34,539	\$3,741.74	\$3,741.74
225	7455-025-904	L A CO CAPITAL ASSET LEA	122 W. 8th St.	LAC2	18,499	0	0	0	18,499	\$2,852.16	23,762	0	23,762	\$2,574.22	\$5,426.39
226	7455-025-905	U S POSTAL SERVICE		LAC2	0	0	0	0	0	\$0.00	4,051	0	4,051	\$438.86	\$438.86
227	7455-025-906	U S POSTAL SERVICE		LAC2	0	0	0	0	0	\$0.00	4,051	0	4,051	\$438.86	\$438.86
228	7455-025-907	U S POSTAL SERVICE		LAC2	0	0	0	0	0	\$0.00	4,051	0	4,051	\$438.86	\$438.86
229	7455-025-908	U S POSTAL SERVICE	832 S. Palos Verdes St.	LAC2	0	0	0	0	0	\$0.00	4,051	0	4,051	\$438.86	\$438.86
230	7455-025-909	U S POSTAL SERVICE		LAC2	0	0	0	0	0	\$0.00	2,047	0	2,047	\$221.76	\$221.76
231	7455-025-910	U S POSTAL SERVICE		LAC2	0	0	0	0	0	\$0.00	2,004	0	2,004	\$217.10	\$217.10
232	7455-025-911	U S POSTAL SERVICE		LAC2	0	0	0	0	0	\$0.00	4,051	0	4,051	\$438.86	\$438.86
233	7455-026-046	170 7TH STREET LLC	150 W. 7th St.	LAC2	30,790	0	0	0	30,790	\$4,747.18	56,192	0	56,192	\$6,087.48	\$10,834.67
234	7455-026-048	CROUTHAMER FAMILY TRUST (Industrial Paint)	550 S. Palos Verdes St.	LAC2	11,248	0	0	0	11,248	\$1,734.21	70,132	0	70,132	\$7,597.66	\$9,331.86
235	7455-026-050	BEACON SQUARE OFFICE COM	150 W. 6th St.	LAC2	23,600	0	0	0	23,600	\$3,638.63	37,026	0	37,026	\$4,011.16	\$7,649.79
236	7455-026-051	BLENDER ENTERPRISES LLC (Grinder Restaurant)	511 Harbor Blvd.	LAC2	4,169	0	0	0	4,169	\$642.77	33,537	0	33,537	\$3,633.19	\$4,275.96
237	7455-026-052	KYONG & MYONG KIM (Sunrise Hotel)	525 S. Harbor Blvd.	LAC2	57,061	0	0	0	57,061	\$8,797.63	71,386	0	71,386	\$7,733.51	\$16,531.13
238	7455-026-900	LA CITY HARBOR DEPT	638 S. Beacon St.	LAC2	76,479	0	0	0	76,479	\$11,791.48	11,500	0	11,500	\$1,245.84	\$13,037.32
239	7455-026-939	L A CITY		LAC2	0	0	0	0	0	\$0.00	10,019	0	10,019	\$1,085.39	\$1,085.39
240	7455-027-932	LA CITY HARBOR DEPT		LAC2	0	0	0	0	0	\$0.00	63,162	0	63,162	\$6,842.57	\$6,842.57
241	7455-027-933	LA CITY HARBOR DEPT		LAPF	29,000	0	0	0	29,000	\$4,471.20	54,886	0	54,886	\$5,946.00	\$10,417.20
242	7456-011-900	L A CITY		LAC2	0	0	0	0	0	\$0.00	59,259	0	59,259	\$6,419.74	\$6,419.74
243	7456-012-024	JERICO DEVELOPMENT INC	1300 S. Beacon St.	LAC2	26,242	0	0	0	26,242	\$4,045.98	20,909	0	20,909	\$2,265.15	\$6,311.12
244	7456-012-800	SOU PAC TRANS CO		LAM2	0	0	0	0	0	\$0.00	436	0	436	\$47.23	\$47.23
TOTALS					2,551,127	474,674	677,738		3,229,576	\$497,934	3,466,230		4,596,301	\$497,934	995,868.00
Assessment Criteria					Proposed 2008 Budget			Ass'ment Rate							
50.00%					Improvement SF Rate			\$497,934			\$0.1542				
50.00%					Lot SF Rate			\$497,934			\$0.1083				
					Total Budget			\$995,868							
											Average =				
											Median =				
Benefit Unit Calculations															
Improvement Square Footage															
Non-Residential SF Benefit Units / SF =					1			BU/SF							
Apartment SF Benefit Units / SF =					0.5			BU/SF							
Condo SF Benefit Units / SF =					0.5			BU/SF							
Eastside SF Benefit Units / SF =					0.5			BU/SF							
Lot Square Footage															
Lot SF Benefit Units West of Harbor Blvd. / SF =					1			BU/SF							
Lot SF Benefit Units East of Harbor Blvd. / SF =					0.5			BU/SF							